

BUCKINGHAMSHIRE COUNCIL

**Town and Country Planning (General Permitted Development) (England) Order 2015
(as amended)**

20/01852/COUAR

Mr Rhys Bradshaw
18 Regent Place
Rugby
United Kingdom
CV21 2PN

Mr K Perrett
C/o Agent

Process set out by Part 3, Class Q, of Schedule 2 of the Town and Country Planning
(General Permitted Development) (England) Order 2015 (as amended)

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as
amended by section 4 (1) of the Growth and Infrastructure Act 2013)

The local planning authority, hereby **GRANT PRIOR APPROVAL** for the proposed
development at the address shown below:-

Address of the proposed development:

Paper Mill Farm Bragenham Side Stoke Hammond Buckinghamshire MK17 9DB

Description/Information provided of the proposed development:

Determination as to whether prior approval is required in respect of transport & highway
impact, noise, contamination risk, flooding and locational considerations for the conversion
of agricultural barn into one dwellinghouse (Class Q(a)) and in relation to design and external
appearance of the building (Class Q(b)).

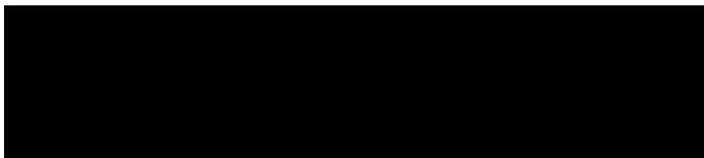
Subject to the following condition(s):

- 1 The change of use hereby permitted shall be carried out in accordance with Drawing
Nos: WIL 201 PA 005, WIL 201 PA 100, WIL 201 PA 200 and WILL 201 PA 300
received on 10th June 2020 and must be completed within three years starting from
the date of this decision notice.
- 1 Reason: To accord with the requirement set out in Class Q, Q.2 (3), Part 3 to
Schedule 2 of the Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended).
- 2 Prior to the first occupation of the dwelling hereby approved, the development shall
be carried out in accordance with the mitigation measures set out in section 7 of the
Background Noise Assessment, Ref: 3790-R1, prepared by Clover Acoustics and
dated 31st August 2017. The mitigation measures shall thereafter be retained in
accordance with the approved specification.

- 2 Reason: To protect the amenities of future occupiers of the residential dwelling and to accord with GP8 of the Aylesbury Vale District Local Plan, emerging policy BE3 of the Vale of Aylesbury Local Plan and the advice within the National Planning policy Framework.
- 3 The dwelling hereby permitted shall not be occupied until the existing agricultural building shown on Drawing No. WIL 201 PA 100, directly to the south of the building to be converted as part of this application has been demolished.
- 3 Reason: To protect the amenities of future occupiers of the residential dwelling and to accord with GP8 of the Aylesbury Vale District Local Plan, emerging policy BE3 of the Vale of Aylesbury Local Plan and the advice within the National Planning policy Framework.
- 4 The scheme for parking and manoeuvring as shown on Drawing No. WIL 201 PA 005 shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
- 4 Reason: To provide adequate on-site parking provision and accord with Policy GP24 of the Aylesbury Vale District Local Plan, The Council's Parking Standards SPG, emerging policy T6 of the Vale of Aylesbury Local Plan and the advice within the National Planning Policy Framework.

Informative(s)

- 1 If during development works contamination is encountered which has not been previously identified, please contact the Environmental Health department immediately at envhealth@buckinghamshire.gov.uk. Works must cease on site until an appropriate remediation scheme is submitted to an agreed in writing by the Local Planning Authority. Failure to remediate site contamination during development could result in serious long-term health impacts to future users of the development.



Steve Bambrick
Service Director Planning and Environment
On behalf of the Council
3rd August 2020