



South Derbyshire District Council

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Mr Barrie Marbrow
Mellin
Ingleby Road
Stanton By Bridge
Derby
DE73 7HT

Applicant:

Mr Richard Harding
1 Stone Cottages
Ingleby Road
Stanton By Bridge
DE73 7HT

Reg. No. 9/2015/0184

Local Government Act 1972
Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

In exercise of its powers as the Local Planning Authority under the above Acts and related subordinate legislation, the Council hereby gives notice that your application for **THE ERECTION OF A MATERIALS AND EQUIPMENT STORE FOR FORESTRY PURPOSES ON LAND AT SK3727 1814 THE HILLS REAR OF STONE COTTAGES STANTON BY BRIDGE** as shown on the deposited plans and described in the application form received 24/07/2015 is hereby GRANTED, subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. This permission shall relate to the (amended) drawings; Revision ""A"" Location Amended 14/08/2015 (dated) 14/08/2015 (received) 14/08/2015 and Front Elevation Revision A (Roof Colour Green) (dated) 14/08/2015 (received) 14/08/2015; showing in particular; the amended location of the building and the green coloured powder coated steel cladding to the walls and the green coloured roof sheeting.
Reason: For the avoidance of doubt.
3. The development hereby permitted shall be carried out in accordance with plan/drawing ""Revision A Location Amended 14/08/2015"", received on 14th August 2015; plan/drawing ""Front Elevation Revision ""A"" (Roof Coloured Green)"", received on 14th August 2015; plan/drawing ""Plan"", received on 23rd July 2015; plan/drawing ""Section"", received on 23rd July 2015 and plan/drawing ""Rear Elevation"", received on 23rd July 2015; unless as otherwise required by condition attached to this permission or allowed by way of an approval of a non-material minor amendment made on application under Section 96A of the Town and Country Planning Act 1990 (as amended).

Reason: For the avoidance of doubt.

4. Before any other operations are commenced, space shall be provided within the site curtilage for the storage of plant and materials, site accommodation and the loading and unloading of goods vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

Reason: To restrict the parking of construction traffic on the highway and to ensure highway safety.

5. Before any other operations are commenced, the existing vehicular access to Hills Lane (NC) shall be modified, laid out, constructed and provided with visibility sightlines extending from a point 2.4m from the carriageway edge, measured along the centreline of the access, to the extremities of the site frontage abutting the highway in each direction. The land in advance of the sightlines shall be maintained in perpetuity clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to the adjoining nearside carriageway channel level.

Reason: In the interest of highway safety and for the safety of road users.

6. There shall be no gates or other barriers within 10m of the nearside highway boundary and any gates shall open inwards only.

Reason: In the interest of highway safety.

7. Notwithstanding the submitted details, prior to the completion of the development hereby permitted, details of landscaping to screen the development from the wider Conservation area shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented prior to the first occupation of the building to which it relates and retained thereafter.

Reason: To screen the development from the wider Conservation area and to reduce the visual impact of the development.

8. The roof shall be covered in Fibrous Cement roof sheeting that is green in colour and the walls constructed in powder coated steel cladding which is green in colour unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the appearance of the building and to minimise the impact of the building on the wider area

Informatives: You are advised:

Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (eg; street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

The Highway Authority recommends that the first 5m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the householder.

The application site is adjacent to a Public Right of Way (Footpath number 7 Stanton By Bridge Parish on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533 190 and asking for the Rights of Way Duty Officer.

Authorised Officer of the Council

Date: 24/09/2015

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES



NOTES

WARNING: This is a planning decision notice. It conveys no approval under any other legislation and does not override or supersede or negate that legislation or the need to comply with restrictive covenants under the Civil Law. In particular the necessary approval under the Building Regulations and the Public Health Acts must be obtained before the carrying out of building works. Where the highway, including pavement crossing, is to be altered, the Local Highway Authority (01629 580000) should be consulted for its requirements.

APPEALS TO THE SECRETARY OF STATE:

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. However, if this is a decision to refuse planning permission for a minor commercial application (as defined by Schedule 1A of the Town and Country Planning Development Management Procedure Order 2010 (as amended on 1 October 2013)), if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If as owner of the land you believe that the refusal of permission or approval subject to an unacceptable condition causes the land to become incapable of beneficial use in its existing state and it cannot be made capable of beneficial use by carrying out any development which has, or would be permitted, you may serve on the Council a purchase notice requiring that the Council purchases your interest in the land. (Part VI of the Town and Country Planning Act 1990).

BREACH OF CONDITIONS: Once the permission has been implemented, carrying on the development in breach of any of the conditions imposed on it becomes a prosecutable offence. Therefore you are advised to take careful note of each condition with a view to compliance.

INACCURATE PLANS: If the submitted plans or other information contained in the application referred to in this Notice prove to be inaccurate, the development could be rendered impracticable and any permission granted be made invalid. A further application will be required.

CHANGES IN INTENTION: Any intended variation from the approved plans should be notified to the Council well in advance: a further permission, approval or consent may be necessary. Unauthorised variations may result in enforcement proceedings.

FURTHER INFORMATION: If you have any questions about this notice, please contact Support Services Planning Administration, direct dial (01283) 228706 of the Planning Services Department, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, Derbyshire, DE11 0AH.