



Notice of Decision

PERMISSION WITH CONDITIONS

Mr Neil Warner
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Oxford
Oxfordshire
OX1 5BD
United Kingdom

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2010

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

Dassett Fields , Dassett Road, Avon Dassett, Warwickshire CV47 2AA

Submitted by: Mr And Mrs Rocher

Received by the Council on 9 April 2015

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

Formation of two horse training arenas

Subject to the following condition(s) and reason(s), namely:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out only in accordance with the details of development as shown on drawing nos. 804_15C, 804_16A, 22628A, 804_14E, 804_28, 804_27 and 804

Reason: To ensure that only the approved development is carried out in order to protect the amenity of the area.

Case Officer: Charlotte Dicks
Reference No. 15/00425/FUL



3. No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the riding arenas hereby permitted have been submitted to and approved in writing by the District Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory.

4. No works or development shall take place until full details of soft landscape proposals have been submitted to and approved in writing by the District Planning Authority and these works shall be carried out as approved.
- * Planting plans
 - * Written specifications
 - * A schedule of plants noting species, plant sizes and proposed numbers
 - * Existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate)
 - * Existing landscape features such as trees, hedges and ponds to be removed accurately plotted (where appropriate)
 - * Existing and proposed finished levels (to include details of grading and earthworks where appropriate)

The soft landscaping approved as part of this condition shall be completed within the first planting season following the first occupation of the dwelling hereby permitted. Any planting that is removed, uprooted, severely damaged, destroyed or dies within five years of the date of planting shall be replaced by the approved type planting by the end of the first available planting season. The hard landscaping shall be completed before the first occupation of the development.

Reason: To ensure a high standard of landscape within the development.

5. No works or development shall take place until full details of hard landscape proposals have been submitted to and approved in writing by the District Planning Authority and these works shall be carried out as approved. Hard landscape details shall include:
- * Existing and proposed finished levels (to include details of grading and earthworks where appropriate)
 - * The means of accommodating change in level (e.g. steps, retaining walls, ramps where appropriate)
 - * Hard surfacing materials
 - * The position and design of all site enclosures
 - * Car parking layout
 - * Other vehicular and pedestrian areas
 - * Minor artifacts and structures (e.g. street furniture, play equipment, refuse areas, signage, lighting etc)
 - * Historic landscape features to be retained, removed or restored (where appropriate)

The works approved as part of this condition shall be completed before the first occupation of any part of the development.

Reason: To ensure a high standard of landscape within the development.

6. Prior to commencement an Arboricultural Impact Assessment of any works to create grass banks or levels changes within the RPA of any trees surrounding or within the site shall be submitted to and approved by the Local Planning Authority. The works should be carried out as approved.

Reason: To ensure the well-being of the trees and hedges to be retained and continuity of tree cover and, maintaining and enhancing the quality and character of the area in accordance with Policy EF. 10 of the Stratford-on-Avon District Local Plan Review 1996-2011

7. No demolition, site clearance or building operations of any type shall commence or equipment, machinery or materials brought onto site until a scheme for the protection of all existing trees and hedges has been submitted to and approved in writing by the Local Planning Authority protective fence to be retained within the site and around those trees outside the site whose Root Protection Areas (RPA) (as defined in BS 5837 (2012)) fall within the site, at the outer limit (or beyond) of the their RPA or in a position agreed in writing by the Local Planning Authority. The tree protection measures shall include:
- a) The submission of a Tree Protection Plan and appropriate working methods - the Arboricultural Method Statement in accordance BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.
 - b) The scheme must include details of the erection of stout protective fencing in accordance with British Standard BS5837:2012, Clause 6.2.
 - c) Fencing shall be shown on the Tree Protection Plan and installed to the extent of the tree Root Protection Area (RPA) as defined in BS5837:2012 and as agreed in writing by the District Planning Authority.
 - d) No equipment, machinery or structure shall be attached to or supported by a retained tree.
 - e) No mixing of cement or use of other contaminating materials or substances shall take place within, or close to, a root protection area (RPA) that seepage or displacement could cause them to enter a root protection area.
 - f) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree within or adjacent to the site.

The approved scheme shall be kept in place until all parts of the development have been completed and all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure the well-being of the trees and hedges to be retained and continuity of tree cover and, maintaining and enhancing the quality and character of the area in accordance with Policy EF. 10 of the Stratford-on-Avon District Local Plan Review 1996-2011

8. No part of development hereby permitted shall be commenced until a scheme for all drainage works on the riding arenas has been submitted to and approved in writing by the District Planning Authority and no part of the development shall be used until the approved works have been carried out.

Reason: To ensure that adequate drainage is provided in the interests of public health and amenity.

9. Prior to the first use of the permitted riding arena the existing riding arenas must be removed and the ground restored in accordance with a scheme of restoration that has been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interest of the setting of the Listed Building

Notes

1. The local planning authority has taken into account the National Planning Policy Framework, including paragraphs 186 and 187 which detail the need to work positively with applicants to secure developments that improve the economic, social and environmental concerns of the area.

DATED 4 June 2015

AUTHORISED OFFICER OF THE COUNCIL.....

This permission does NOT give approval under Building Regulations.

This permission does NOT convey any approval or consent which may be required under any enactment, by-law, order or regulation other than planning permission under the provisions of the Town and Country Planning Act 1990.

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS FORM

STRATFORD-ON-AVON DISTRICT COUNCIL
ELIZABETH HOUSE, CHURCH STREET, STRATFORD-UPON-AVON CV37 6HX