



Notice of Decision

PERMISSION WITH CONDITIONS

Mr Tony Buckingham
15 Meadow Way
Fenny Compton
Southam
Warwickshire
CV47 2WD

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2015

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

Lime Cottage , Church Hill, Avon Dassett, Warwickshire CV47 2AE

Submitted by: Mr N Paxton

Received by the Council on 21 March 2016

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

Full Application for a new access to Paddock and the stopping up of the existing access.

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

1. The development to which this permission relates must be commenced not later than the expiration of three years from the date of this permission.

Reason: To conform with the requirements of 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 approved shall be carried out in accordance with the following plan 2016-08-01 dated March 2016.

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy PR.1 and DEV.1 of the Stratford-on-Avon District Local Plan Review 1996-2011.

**Case Officer: Alison Willers
Reference No. 16/00736/FUL**



3. Prior to the commencement of development hereby permitted a scheme of landscaping to supplement the existing hedgerow shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:
- planting plans,
 - written specifications including cultivation and other operations associated with tree, plant and grass establishment.
 - a schedule of plants noting species, plant sizes and proposed numbers/densities.
 - existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate).
- The approved scheme shall be carried out concurrently with the development and completed prior to the first occupation of the development hereby permitted.

If within a period of five years from the date of the soft planting pursuant to this condition that soft planting is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement planting shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction or death of the original trees or plants.

Reason: To ensure the environment of the development is improved and enhanced in accordance with Policy DEV.2 of the Stratford-on-Avon District Local Plan Review 1996-2011.

4. The development shall not be commenced until visibility splays have been provided to the vehicular access to the site with an 'x' distance of 2.4 metres and 'y' distances of 120 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.6 metres above the level of the public highway carriageway..

Reason: To ensure safe access to the site in accordance with the provisions of Policy DEV. 4 of the Stratford-on-Avon District Local Plan Review 1996-2011.

5. The access to the site for vehicles hereby permitted shall not be used in connection with the development until it has been surfaced with a bound material for a distance of 7.5 metres as measured from the near edge of the public highway carriageway..

Reason: To ensure safe access to the site in accordance with the provisions of Policy DEV. 4 of the Stratford-on-Avon District Local Plan Review 1996-2011.

6. The access to the site for vehicles hereby permitted shall not be used in connection with the development until the existing access within the public highway not included in the permitted means of access has been closed and the kerb/footway and verge has been reinstated in accordance with the standard specification of the Highway Authority.

Reason: To ensure safe access to the site in accordance with the provisions of Policy DEV. 4 of the Stratford-on-Avon District Local Plan Review 1996-2011.

Notes

1. Condition numbers 4-6 require works to be carried out within the limits of the public highway. Before commencing such works the applicant / developer must serve at

least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team.

This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer.

The Area Team may be contacted by telephone: (01926) 412515. In accordance with Traffic Management Act 2004 it is necessary for all works in the Highway to be noticed and carried out in accordance with the requirements of the New Roads and Streetworks Act 1991 and all relevant Codes of Practice.

Before commencing any Highway works the applicant / developer must familiarise themselves with the notice requirements, failure to do so could lead to prosecution. Application should be made to the Street Works Manager, Budbrooke Depot, Old Budbrooke Road, Warwick, CV35 7DP. For works lasting ten days or less, ten days notice will be required. For works lasting longer than 10 days, three months notice will be required.

2. Work will need to avoid impacting nesting birds, which are protected under the 1981 Wildlife and Countryside Act (as amended). The main nesting season lasts from approximately April to August, and so any hedgerow removal works should avoid taking place between these months.
3. In dealing with this application, Stratford on Avon District Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

DATED 16 May 2016

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**