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AYLESBURY VALE DISTRICT COUNCIL

Town and Country Planning Act 1990

The Town and Country Planning (General Development Orders)

08/02185/AOP

Mr A Bateson - RPS Planning And
Development
Suites 55 And 58
Cherry Orchard East
Kembrey Park
SWINDON SN2 8UQ

Mr G Eames
Beeches Nursery
Main Street
RADCLIVE
Buckinghamshire
MK18 4AB

Subsequent to your outline application that was valid on the **3rd September 2008** and in pursuance of their powers under the above mentioned Act and Orders, the Aylesbury Vale District Council as Local Planning Authority **HEREBY PERMIT:**

Erection of one detached dwelling with detached garage to north of Kingsgate Beeches, erection of a pair of semi detached cottages with detached garages to south of Kingsgate Beeches and associated highway access

AT:

Beeches Nursery Main Street Radclive MK18 4AB

Approved Drawing Numbers:

In accordance with your outline application and the plans and particulars accompanying it subject to the following conditions and reasons:

- 1) Approval of the details of the landscaping of the site (hereafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.

Reason: The application is for outline planning permission.

- 2) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters.

Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4) No development shall take place until samples/details of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to accord with policies GP35 and GP53 of the Aylesbury Vale District Local Plan.

- 5) No development shall take place until details of the materials proposed to be used on the surfaces of the driveways have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to accord with policies GP35 and GP53 of the Aylesbury Vale District Local Plan.

- 6) The details to be submitted pursuant to Condition 1 above shall provide for a landscaping scheme for each of the sites. The details shall include both hard and soft landscape works and indicate new planting and the existing planting to be retained.

Reason: In the interests of the visual amenities of the locality and to accord with policies GP38 and GP39 of the Aylesbury Vale District Local Plan.

- 7) The approved landscaping scheme shall be carried out for each of the sites not later than the first planting season following the first occupation of the last of the buildings to be occupied or the completion of the development on each site, whichever is the sooner.

Reason: In the interests of the visual amenities of the locality and to accord with policies GP38 and GP39 of the Aylesbury Vale District Local Plan.

- 8) Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to accord with policies GP38 and GP39 of the Aylesbury Vale District Local Plan.

- 9) No development shall take place until details of all screen and boundary walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to accord with policy GP35 of the Aylesbury Vale District Local Plan.

10) No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority, with reference to fixed datum point. The building(s) shall be constructed with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development and to accord with policy GP35 of the Aylesbury Vale District Local Plan.

11) Works on site shall not commence until details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved scheme of drainage.

Reason: In order to ensure that the development is adequately drained and to accord with the advice in PPS25.

12) No part of the development on either site shall begin until the existing means of access for that site has been altered/upgraded to comply with BCC's guide note "Private Vehicular Access within Highway Limits 2001.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development and to accord with the advice in PPG13.

13) The scheme for parking, garaging and manoeuvring indicated on the submitted plans for each site shall be laid out prior to the initial occupation of the development hereby permitted on that site, and these areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to accord with the advice in PPG13.

14) No development shall take place until a programme of archaeological work for each site in accordance with a written scheme of investigation has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved scheme.

Reason: To record or safeguard any archaeological evidence that may be present at the site and to accord with policy GP59 of the Aylesbury Vale District Local Plan.

The justification for making this decision:

Members of the Development Control Committee concluded having undertaken a Site Visit that the proposed development would protect the character and appearance of the Conservation Area, and that the application sites related well to the existing pattern and form of development in Radclive.

INFORMATIVES

- 1) Your attention is drawn to the requirements of conditions on the Decision Notice. Conditions No. 1, 2, 3, 4, 5, 6, 9, 10, 11 and 14 impose requirements which must be met **PRIOR TO COMMENCEMENT**.

Failure to observe these requirements could result in the Council taking Enforcement Action **OR MAY INVALIDATE THE PLANNING PERMISSION**.

- 2) Your attention is drawn to the requirements of conditions on the Decision Notice. Conditions No. 7 and 13 imposes requirements which must be met **PRIOR TO THE OCCUPATION OF THE DEVELOPMENT**.

Failure to observe these requirements could result in the Council taking Enforcement Action.

- 3) Your attention is drawn to the requirements of conditions on the Decision Notice. Conditions No. 8 and 13 impose requirements which must be met **WHILE THE DEVELOPMENT IS IN USE**.

Failure to observe these requirements could result in the Council taking Enforcement Action.

- 4) The County Archaeologist may be contacted at County Archaeology Service, Buckinghamshire County Council, Annexe A, County Hall, Walton Street, Aylesbury, Bucks. Telephone: (01296) 382927.

- 5) You are advised that Planning Obligations have been entered into in connection with this permission.

- 6) Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required if protected habitats or species are affected by development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England on 0118 958 1222.



For and on behalf of the District Council
8th January 2009

Your attention is drawn to the notes on the back of this form.