

BUCKINGHAMSHIRE COUNCIL

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

24/01332/COUAR

Mr Frazer Hickling
Kingsbrook House
7 Kingsway
Bedford
MK42 9BA
United Kingdom

Mr Adrian Gotzheim
Rockwell Farm
Reads Lane
Cublington
Buckinghamshire
LU7 0LE

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:

Rockwell, Reads Lane, Cublington, Buckinghamshire, LU7 0LE

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
an agricultural building 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 as shown on drawing numbers SK100 Proposed Floor Plan,
SK101 Proposed Elevations (received by the Local Planning Authority on 30 April
2024) and drawing number SK102 Rev A Proposed Location and Site Plan (received
by the Local Planning Authority on 11 July 2024) shall be implemented and works
completed within three years of the date of this prior approval.

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 The scheme for parking and manoeuvring as shown on approved drawing number
SK102 Rev A Proposed Location and Site Plan (received by the Local Planning
Authority on 11 July 2024) shall be laid out prior to the initial occupation of the

dwellinghouse hereby permitted and that area 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 in accordance with policies T1, T4, T5 and T6 of the Vale of Aylesbury Local Plan and the advice within the National Planning Policy Framework.

- 3 The development shall be implemented in accordance with Section 5 (Avoidance, Mitigation & Compensation) of the Preliminary Ecological Appraisal and Great Crested Newt Scoping Survey, Rockwells, Eco-Check, October 2022.

Reason: To ensure the survival of species protected by legislation and notable species that may otherwise be affected by the development in accordance with policy NE1 of the Vale of Aylesbury Local Plan and the advice within the National Planning Policy Framework.

- 4 Prior to the commencement of works, a precautionary working statement in the form of Reasonable Avoidance Measures (RAMS) or Non-Licensed Method Statement (NLMS) for Great Crested Newts shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved statement.

Reason: A pre-commencement condition is required to ensure that measures are undertaken regarding Great Crested Newts to ensure the development safeguards protected species in accordance with policy NE1 of the Vale of Aylesbury Local Plan and the advice within the National Planning Policy Framework.

Informative(s)

- 1 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. [Buildings, trees, scrub and other vegetation] are likely to contain nesting birds between 1st March and 31st August inclusive. [Buildings, trees, scrub and other vegetation] are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.



Eric Owens
Service Director Planning and Environment
On behalf of the Council
17th July 2024

