

**Application Reference Number: PL/2021/09534**

**Decision Date: 14 December 2021**

**Applicant:** Mr Athar Khan  
c/o agent,

**Particulars of Development:** Erection of four bed detached family dwelling and access and associated infrastructure (Outline application relating to access)

**At:** Land at The Ivies, Manningford Bruce, SN9 6JH

Conditions: (9)

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:

- (a) The scale of the development;
- (b) The layout of the development;
- (c) The external appearance of the development;
- (d) The landscaping of the site;

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 3 An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the

date of this permission:

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Dwg Ref: Application Form

Dwg Ref: 03 Rev A Proposed Site Plan

Dwg Ref: TPP 05665/2021 Tree Protection Plan

REASON: For the avoidance of doubt and in the interests of proper planning.

- 5 No development shall commence on-site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
  - b) loading and unloading of plant and materials;
  - c) storage of plant and materials used in constructing the development;
  - d) measures to control the emission of dust and dirt during construction;
  - e) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
  - f) measures for the protection of the natural environment.
  - g) hours of construction, including deliveries;
- has been submitted to, and approved in writing by, the Local Planning Authority.

The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no buildings or structures, or gate, wall, fence or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site on the approved plans.

REASON: To safeguard the character and appearance of the area which is within the

AONB.

- 7 The development shall be carried out in strict accordance with the approved Arboricultural Method Statement (AMS) prepared by Duckworths Arboriculture and dated 4th October 2021.

REASON: In order that the Local Planning Authority may be satisfied that the Oak Tree subject of a Tree Preservation Order will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area which is within the AONB and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

- 10 The mitigation and enhancement measures detailed in the approved Ecological Assessment by Herdwick Ecology and dated September 2021 shall be carried out in full prior to the first occupation of the development.

REASON: To mitigate against the loss of existing biodiversity and nature habitats and to ensure biodiversity net-gain is secured on the site in accordance with paragraph 180 of the National Planning Policy Framework.

Informatives: (1)

- 9 The developer's arboricultural consultant shall be present on-site as a watching brief during the demolition phase as well as during the installation of foundations.

REASON: In order that the Oak Tree that is subject of a Tree Preservation Order is not damaged during this phase of the construction works.

*Sam Fox* - Corporate Director, Place

