

TOWN AND COUNTRY PLANNING ACT 1990 PERMISSION FOR DEVELOPMENT

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APP REF: PK08/2020/F
DATE VALID: 9th July 2008
DATE OF DEC: 16th September 2008
PARISH: Pucklechurch Parish
Council

NOTICE OF DECISION

South Gloucestershire Council in pursuance of powers under the above mentioned Act hereby PERMIT:

APPLICATION NO: PK08/2020/F

DESCRIPTION OF DEVELOPMENT: Change of use of grazing land (sui generis) for the stationing of 2no. residential gypsy mobile homes, 2no. associated touring caravans and associated pitches. Erection of day room and associated hardstanding.

APPLICANT: Mrs Y Jones

LOCATION: Land at Shortwood Road Pucklechurch South Gloucestershire BS16

In accordance with the application and accompanying plans, subject to the conditions specified below:

CONDITIONS

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

Reason. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The site shall not be occupied by any persons other than gypsies and travellers, as defined in paragraph 15 of Circular 01/2006.

Reason. To accord with the "Very Special Circumstances" demonstrated and to accord with Policy GB1 of the South Gloucestershire Local Plan (Adopted).

3. Each pitch (as identified on Drawing No.07-067-001A Revision A) shall have no more than one mobile home and one touring caravan stationed at anytime. No more than one commercial vehicle shall be kept on each of these pitches. These shall be for the

use of the occupiers of the caravans hereby permitted and they shall not exceed 7.5 tonnes in weight.

Reason. To protect the character and appearance of the area to accord with Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the first occupation of the pitches, a long term management plan for the hedgerows shall be submitted to and approved in writing by the Local Planning Authority. The hedgerows shall be maintained in accordance with the approved details. All existing trees and hedges along the site boundaries shall be wholly retained unless any variation is agreed in writing by the Local Planning Authority.

Reason. To protect the character and appearance of the area to accord with Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. There shall be no discharge of foul or contaminated drainage or trade effluent into either groundwater or any surface waters, whether occurring directly or via a soakaway.

Reason. To ensure that a satisfactory means of drainage is provided, and to accord with Policies L17, L18 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Prior to the first occupation of the development, full details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority. No lighting shall be used which is not in accord with the approved scheme.

Reason. To protect the character and appearance of the area to accord with Policies L1, D1 and GB1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. Prior to the commencement of works, a detailed planting scheme (for the new length of hedgerow identified on Drawing No. 07-067-001A Revision A), to include species, planting and management specifications shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried in the first available planting season following the occupation of the caravans.

Reason. To protect the character and appearance of the area to accord with Policies L1 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

REASON FOR GRANTING OF PLANNING PERMISSION

Having regard to the details of the application proposals, and the relevant provisions of the Development Plan as summarised below, it is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

South Gloucestershire Local Plan (Adopted) January 2006

- L1 Landscape Protection and Enhancement
- L17 The Water Environment
- GB1 Development within the Green Belt
- T12 Transportation Development Control Policy

H12 Sites for Gypsies
EP1 Environmental Pollution

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

ADDITIONAL INFORMATION

1. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.
2. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996. We have produced a leaflet which explains the main requirements of these Acts and this can be viewed at www.southglos.gov.uk. Alternatively, please telephone our Contact Centre on 01454 868004 or visit your local One Stop Shop to obtain a copy.
3. This decision relates only to the plans identified below:
07-067-001A Rev A - OS Plan and Proposed Site Plan, 07-067-002 - Utility Day Room, Indicative layout and Elevation received 9th July 2008.

PLEASE NOTE: The development hereby permitted must be implemented in accordance with the plans hereby approved and any conditions specified above. The conditions may specify that works are to be carried out or details are required to be submitted for further approval, before all or part of the development is otherwise commenced. If the permission is commenced without these requirements being fully met, or in any other manner, the development may be unauthorised and the permission invalidated.



AREA PLANNING MANAGER (EAST)

DATE: 16th September 2008