



DETERMINATION AS TO WHETHER THE PRIOR APPROVAL OF DETAILS IS REQUIRED

(Application for Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3) and for associated Operational Development)

Applicant Name and Address

Mr Clive Tyler
55 High Street
Thurlby
Bourne
PE10 0ED

Agent Name and Address

Mr Robert Farrow
Robert Farrow (Design) Ltd
Millar House
Northgate
Hessle
East Riding Of Yorkshire
HU13 9AA

Date of Validation
12 December 2019

Application Number:
2019/1372/PAD

PROPOSAL: Proposed conversion of existing agricultural building and alterations to form 1 No. detached dwelling.

LOCATION: Woodlands Farm Stocken Hall Road Stretton Rutland LE15 7GW

Rutland County Council give notice that approval has been granted subject to the following condition(s)

- 1 The occupation of the dwelling shall be limited to a person solely or mainly working or last working, in the locality in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990) or in forestry, or a widow or widower of such a person and to any resident dependants.

Reason - The site of the building is in the middle of a working farmyard with livestock buildings nearby. The siting of the building is thereby unsuitable for an open market unrestricted dwelling. This prior approval is granted only on the basis that the occupier will be employed on the agricultural unit, and this condition is in line with Para Q.2.-(1)(e) of Class Q, Part 3 of Schedule 2 to the General Permitted Development Order 2015 (as amended) and the advice in Para W(13) of Part 3 where a condition can be imposed where it is reasonably related to the subject matter of the prior approval.
- 2 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved before development recommences.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of contamination and this condition is in line with Para Q.2.-(1)(c) of Class Q, Part 3 of Schedule 2 to the General Permitted Development Order 2015 (as amended) and the advice in Para W(13) of Part 3 where a condition can be imposed where it is reasonably related to the subject matter of the prior approval.

- 3 The dwelling shall not be occupied until such time as the improvements to the access as shown on revised plan 7B have been completed.
Reason: In the interests of highway safety in accordance with Para Q.2.-(1)(a) of Class Q, Part 3 of Schedule 2 to the General Permitted Development Order 2015 (as amended) and the advice in Para W(13) of Part 3 where a condition can be imposed where it is reasonably related to the subject matter of the prior approval.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

It is likely that species may be present at the site, which are fully protected by the Wildlife and Countryside Act (1981). Further advice on surveys and compliance with the legislation can be obtained from Natural England. It is your responsibility to ensure that you comply with the relevant legislation.

It is likely that certain species may be present at the site which are fully protected by the Wildlife and Countryside Act (1981). Further advice on surveys and compliance with the legislation can be obtained from Natural England. It is your responsibility to ensure that this legislation is complied with.

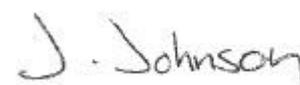
Rutland County Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st March 2016. Full details of CIL are available on the Council's website <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/community-infrastructure-levy-cil/>.

This development may be subject to a Community Infrastructure Levy (CIL) liability. A Notice of Chargeable Development (Form 5) must be submitted prior to commencing development. Failure to do so could result in additional financial penalties. If you have not received an acknowledgement by the time you intend to commence development then it is imperative that you contact cil@rutland.gov.uk.

Some developments may be eligible for relief, further information and the CIL forms can be down loaded from the Planning Portal https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy. Detailed CIL guidance is available on the GOV.UK website <https://www.gov.uk/guidance/community-infrastructure-levy>

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 13 February 2020



Proper Officer of the Council

PLANNING PERMISSION

IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 Email: <https://www.gov.uk/appeal-planning-decision> The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal.
 - Appeals must be made within **six months** from the date of this decision notice.
 - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.