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BISHOPS CAUNDLE

APPROVAL OF PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO)

Town and Country Planning Act 1990

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

Application No: WD/D/18/001666

Location of Development:

CAUNDLE COURT, HOLT LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5NA

Description of Development:

Erection of dwelling and formation of vehicular access

In pursuance of their powers under the above mentioned Act(s), West Dorset District Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below.

**SUBJECT TO ATTACHED
SCHEDULE OF EIGHT CONDITIONS**

PLEASE REFER TO NOTES ENCLOSED

Signed: *Jean Marshall*
Head of Planning
Dated: 25 September, 2018

APPLICATION NO: WD/D/18/001666
CAUNDLE COURT, HOLT LANE, BISHOPS CAUNDLE, SHERBORNE, DT9 5NA
SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Proposed Site Plan, Floor Plans and Elevations- Drawing Number 6744-01A received on 17/09/2018

REASON: For the avoidance of doubt and in the interests of proper planning.
2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).
3. Before the development is occupied the new highway access, visibility splays, gates and the parking and turning areas shown on Drawing Number 6744-01 must be constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

REASON: To ensure the proper and appropriate development of the site.
4. Before the development is occupied the first 5.0 metres of the vehicle access, measured from the rear edge of the carriageway, must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.
5. The development shall not be occupied until details of the means of enclosure to the plot boundaries for the house has been approved in writing by the Local Planning Authority. Such details shall comprise proposed height and materials. Thereafter, unless otherwise agreed in writing by the Local Planning Authority, the house/no individual house shall be first occupied until the agreed means of enclosure for its plot boundaries have been completed.

REASON: In the interests of visual amenity.
6. The development shall not be occupied until full details of soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority (L.P.A). These details shall include planting plans, written specifications and schedules of plants, noting species, planting sizes, proposed numbers/densities where appropriate and implementation timetables. A schedule of landscape maintenance proposals shall also be submitted to and approved in writing by the L.P.A prior to commencement

of the development and the said maintenance shall be carried out in accordance with the approved schedule for a minimum period of 5 years following the details hereby approved.

REASON: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

7. No development shall be commenced above damp proof course until details and samples of all external facing materials for the walls and roof shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To ensure a satisfactory visual appearance of the development.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure risks from contamination are minimised.

NOTES TO APPLICANT

1. National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

2. INFORMATIVE NOTE: Dorset Highways

The vehicle crossing serving this proposal must be constructed to the specification of the County

Highway Authority in order to comply with **Section 184 of the Highways Act 1980**.

The applicant should contact Dorset Highways by telephone at Dorset Direct (01305 221000), by email at

dorsetdirect@dorsetcc.gov.uk, or in writing at Dorset Highways, Dorset County Council, County Hall.

3. Community Infrastructure Levy

This development constitutes Community Infrastructure Levy 'CIL' liable

development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

Further application(s) should be submitted to this Council where the above condition(s) require the written approval of the local planning authority. All such applications must be made in writing and must be accompanied by the relevant fee. To apply please visit www.planningportal.co.uk.

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