

Appendix E – for MIQ's

Previous Planning approval
for Sunrise Cottage
(redacted).

PLANNING PERMISSION

Town and Country Planning Acts
Town and Country Planning General Development Orders

To: Dr Angus Murdoch

Of: Murdoch Planning Ltd, PO Box 71, Ilminster, TA19 0WF

For: Mr J Gaskin, Sunrise Cottage, Mile Tree Lane, Coventry, Warwickshire, CV2
1NT

The Council, having considered the application registered on 10th December 2018 for permission to carry out development at:

Sunrise Cottage, Mile Tree Lane, Coventry, Warwickshire

gives notice that **PERMISSION IS GRANTED** for:

Change of use to a residential gypsy and traveller caravan site comprising 3no. pitches, each with 1no. touring caravan and a communal utility block (existing stables, kennels and shed to be demolished)

Relevant Policies:

Nuneaton & Bedworth Borough Local Plan June 2006 - H13 Gypsy and Traveller Sites, ENV1 Green Belt & ENV14 Supplementary Planning Guidance/Supplementary Planning Documents - Residential Design Guide 2004 - National Planning Policy Framework July 2018

Reason for Decision:

Having regard to the pattern of existing development in the area, relevant provisions of the development plan, as summarised above, and the consultation response(s) received, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan, would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers and would be acceptable in terms of traffic safety and convenience.

Decision made on: 7th February 2019

Issued on: 7th February 2019

.....
**Authorised signatory of Nuneaton and
Bedworth Borough Council**

**IMPORTANT: PLEASE READ THE INFORMATIVES & NOTES ON THE REVERSE
SIDE AND RELEVANT POLICY INFORMATION ATTACHED**

Statement of Positive Engagement

The Council has worked positively with the applicant and / or their appointed agent in a positive and proactive manner through achieving a valid and keeping the applicant and/or agent informed of the planning application progress. During the course of the application it was felt that no amendments were required to the application and the decision notice was issued in a timely manner.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

2. The development shall not be carried out other than in accordance with the approved plans contained in the following schedule:

Plan Description	Plan No.	Date Received
Site Plan	TDA.2424.01	10th December 2018
Proposed Site Layout & Detailed Landscape Scheme	TDA.2424.03	10th December 2018
Proposed Utility Block (Plans & Elevations)	TDA.2424.04	10th December 2018

3. Prior to the occupation of the site, a Site Development Scheme shall be submitted to the Council for written approval. This shall include:

- a scheme for the means of foul and surface water drainage of the site;
- tree, hedge and shrub planting including details of species, plant sizes and proposed numbers and densities;
- existing and proposed external lighting on the boundary of and within the site
- siting of caravans
- hardstanding, parking and amenity areas

The said scheme shall include a timetable for its implementation. The approved scheme shall have been carried out and completed in accordance with the approved details and timetable.

4. At the same time as the site development scheme required by condition 3 is submitted to the Council there shall be submitted a schedule of maintenance for a period of five years of the proposed planting beginning at the completion of the final phase of implementation as required by that condition; the schedule to make provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed or dies or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted. The maintenance shall be carried out in accordance with the approved schedule.

5. The development shall not be occupied until visibility splays have been provided to the vehicular access to the site, passing through the limits of the site fronting the public highway, with an 'x' distance of 2.4 metres and 'y' distances of 160 metres to the near edge of the public highway carriageway. No structure, tree or shrub shall be

erected, planted or retained within the splays exceeding, or likely to exceed at maturity, a height of 0.9 metres above the level of the public highway carriageway.

6. No more than 3 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 5 shall be a static caravan and 4 touring) shall be stationed on the site at any time.

7. The site shall not be occupied by any persons other than Gypsies and Travellers as defined in Annex 1 of the Planning Policy for Traveller Sites 2015.

8. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

9. No commercial activities shall take place on the land, including the external storage of materials.

Reason(s) for the condition(s):

1. To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and to ensure the proper development of the site.
3. To ensure a satisfactory development in relation to drainage, impact on the amenities of surrounding residents and the impact on the character of the Green Belt.
4. To ensure the provision of a satisfactory landscaping scheme.
5. To achieve the required visibility splays and to ensure no detrimental impact on highway safety.
- 6,7,8,9. To ensure a satisfactory development in the Green Belt.

INFORMATIVES:

The following policy in the Nuneaton & Bedworth Borough Local Plan 2006 is relevant to this decision.

ENV14 - The design and materials of all development should be of a high standard in keeping with the scale and character of the locality. All development should comply with Supplementary Planning Guidance and/or Supplementary Planning documents produced by the Borough and County Council, where detailed guidance is considered necessary.

Severn Trent Water advise that although their statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. Should you require any further information please contact Severn Trent Water on _____ or _____

Warwickshire County Council's County Highways Area Team should be contacted on _____ or _____ to arrange to cut back the existing hedgerow/verge within the public highway that has overgrown and is currently obstructing visibility.

NOTES

Appeals to the Secretary of State

- (1) If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- (2) If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN, or online at www.planning-inspectorate.gov.uk and www.planningportal.gov.uk/pcs
- (3) 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.
- (4) The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- (5) The Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

- (1) If either the Local Planning Authority or the Department for Communities and Local Government grants permission to develop land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- (2) In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.