

AYLESBURY VALE DISTRICT COUNCIL

Town and Country Planning Act 1990

The Town and Country Planning (General Development Orders)

06/00662/APP

Alan Drury Architects
 33 East Saint Helen Street
 Abingdon Oxon
 OX14 5EE

Relkin Construction Ltd
 Levenot House
 Charcoal Road
 Bowdon
 Cheshire

Subsequent to your application that was valid on the **7th April 2006** and in pursuance of their powers under the above mentioned Act and Orders, Aylesbury Vale District Council as Local Planning Authority
HEREBY PERMIT:-

Erection of building to provide 20 B1 Units with ancillary parking

AT:-

Apollo Business Park Radcliffe Road Gawcott Buckinghamshire

Approved Drawing Numbers:- 325/1/1-7; 2314/03 & 04; Site survey plan

Subject to the following conditions and reasons:-

- 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(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No development shall take place until samples/details of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policy GP35 of Aylesbury Vale District Local Plan.

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to approval in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include trees to be retained showing their species, spread and maturity; proposed finished levels or contours; means of enclosure; access and circulation areas and hard surfacing materials. The approved details shall be carried out not later than the first planting season following the first occupation of the last of the building(s) to be occupied or the completion of the development, whichever is the sooner.

Reason: In the interests of the visual amenities of the locality and to comply with policy GP38, GP39 of Aylesbury Vale District Local Plan.

4) Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to comply with policy GP38, GP39 of Aylesbury Vale District Local Plan.

5) No site clearance works or development shall take place until there has been submitted to the Local Planning Authority for their approval a scheme showing the type, height and position of protective fencing to be erected around each tree or hedge to be retained. Unless otherwise agreed in writing by the Local Planning Authority this shall comprise a vertical and horizontal framework of scaffolding or post and rail fencing, to a height of 1.5 metres, well braced to resist impacts and supporting either cleft chestnut pale or chain link fencing and sited at a minimum distance from the tree equivalent to the crown spread.

No site clearance works or the development itself shall be commenced until such a scheme is approved by the Local Planning Authority and thereafter the development hereby permitted shall only be carried out in accordance with that scheme. The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt nor within 20 metres of any retained tree; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

Reason: In order to ensure that damage does not occur to the trees during building operations and to comply with policy GP39 of Aylesbury Vale District Local Plan.

6) No goods, plant or materials shall be deposited or stored outside the buildings on the site.

Reason: In the interests of the visual amenities of the locality and to comply with policy RA1, GP34, GP35 of Aylesbury Vale District Local Plan.

7) Works on site shall not commence until details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved scheme of drainage.

Reason: In order to ensure that the development is adequately drained and to comply with policy GP67 of Aylesbury Vale District Local Plan.

8) No other part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved drawing, but incorporating a 10.5m bellmouth radius on its northern side and constructed in accordance with Buckinghamshire County Council's guide note "Industrial Vehicular Access Within Highway Limits" 2001.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development, and to accord with GP21 of Aylesbury Vale District Local Plan.

9) No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 4.5 metres along the centre line of the access measured from the edge of the carriageway and a point 215 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access and to accord with GP21 of Aylesbury Vale District Local Plan.

10) The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to comply with policy GP21 of Aylesbury Vale District Local Plan.

The justification for making this decision is:-

The proposal is in accordance RA1, GP21, GP34, GP35, GP38, GP39 and GP67 of Aylesbury Vale District Local Plan. There are no other material planning considerations of such weight to lead to a decision contrary to these policies.

INFORMATIVE(S)

1 Your attention is drawn to the requirements of conditions on the decision notice. Conditions nos. 2, 3, 7, 9 impose requirements which must be met PRIOR TO COMMENCEMENT.

Failure to observe these requirements could result in the Council taking enforcement action OR MAY INVALIDATE THE PLANNING PERMISSION.

2 Your attention is drawn to the requirements of conditions on the decision notice. Condition no 8 imposes requirements which must be met PRIOR TO THE OCCUPATION OF THE DEVELOPMENT.

Failure to observe these requirements could result in the Council taking enforcement action.

3 Your attention is drawn to the requirements of conditions on the decision notice. Condition nos. 4, 6, 10 impose requirements which must be met WHILE THE DEVELOPMENT IS IN USE.

Failure to observe these requirements could result in the Council taking enforcement action.

4 BCC Informative:

The applicant is advised that the off site works will need to be constructed under a section 278 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact the Transport Development Control Section at the following address for information.

Transport Development Control
Transportation
Aylesbury Vale Area Office
The Winslow Centre
Park Road
Winslow
MK18 3RB

Tel: 01296 382430

Your attention is drawn to the notes on the back of this form.



For and on behalf of the District Council
22nd June 2006

