

Town and Country Planning
Acts 1971 and 1972.

KENNET DISTRICT COUNCIL
Planning Department,
Browfort, Bath Road,
Devizes,
Wiltshire SN10 2AT

TOWN AND COUNTRY AMENITIES ACT 1974

To MARK CHERRINGTON,
HIPPENSCOMBE FARM,
FOSBURY,
MARLBOROUGH,
WILTSHIRE

Parish TID. & FOSBURY

Date Application Received 5/01/89

Particulars of Development:

RECONSTRUCTING FARMHOUSE ON EXISTING SITE.

at

HIPPENSCOMBE FARM, FOSBURY.

Grid Reference:

EAST --- 308000

NORTH -- 581000

In pursuance of their powers under the above Acts, the Council hereby
PERMIT the above development to be carried out in accordance with the
application and plans submitted by you, subject to compliance with
the conditions specified hereunder :-

1. The development hereby permitted shall be begun within five years of the date of this permission.

REASON:

To comply with the provisions of Section 41 of the Town and Country Planning Act 1971.

2. This permission relates only to the scheme of development shown on the revised plans received on the 24th January, 1989.

REASON:

For the avoidance of doubt as to the development authorised since the proposal originally submitted has been amended during the course of its consideration.

3. No development shall take place, and no trees on the site shall be felled or hedgerows removed, until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the site. This scheme shall include a schedule and plan of any existing trees and hedgerows on the site showing which are to be retained and which it is proposed to fell, and planting proposals for trees, shrubs, hedges, and grassed areas, including species, location and, where appropriate, size and numbers, in relation to the proposed development.

REASON:

To ensure a satisfactory landscaped setting for the development.

4. The development hereby permitted shall not be commenced until details of the materials to be used for the external walls and roofs (including samples if requested) have been submitted to and approved by the Local Planning Authority in writing, and no such materials shall be placed on site until the written approval of the Authority has been obtained.

REASON:

To secure harmonious architectural treatment.

5. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, as defined in Section 290 of the Town and Country Planning Act, 1971, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

REASON:

The site lies within a rural area where new residential development, other than that required in the interests of agriculture or forestry, would be contrary to the policies contained in the approved North East Wiltshire Structure Plan.

6. INFORMATIVE TO APPLICANT:

This permission shall be read in conjunction with an Agreement made under Section 52 of the Town and Country Planning Act, 1971 and dated the 7th April, 1989.

Dated: 7/04/89

Signed: .
Director

services

**KENNET DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT, 1971**

PERMISSION FOR DEVELOPMENT

1. Other Necessary Consents

This document only conveys permission for development under the Town and Country Planning Act, 1971 and the applicant must also comply with all Bye-Laws, Regulations, and Statutory Provisions in force in the District, and secure such other approvals and permissions as may be necessary.

In particular the applicant is reminded of the following matters :

- (a) the need, in appropriate cases, to obtain Approval under the Building Regulations;
 - (b) the need to obtain an appropriate Order if the proposal involves the stopping-up or diversion of a public footpath;
 - (c) the need to obtain consent for the demolition, alteration, or extension of any Building Listed as of Special Architectural or Historic Interest;
 - (d) the need to make any appropriate arrangements under the Highways Act, 1971 in respect of any works within the limits of a public highway.
- (It is the responsibility of the applicant to ascertain whether his development affects any public right of way or Listed Building.)

2. Appeals

If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the Statutory requirements, to the provisions of the Development Order, and to any Directions given under the Order. A copy of the appeal documents should be sent direct to the Clerk and Chief Executive, Kennet District Council, Browfort, Bath Road, Devizes, Wilts. SN10 2AT.

3. Purchase Notices

If permission to develop land is granted subject to Conditions, whether by the Local Planning Authority or the Secretary of State for The Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been, or would be, permitted, he may serve on the District Council in which the land is situated a Purchase Notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.

4. Compensation

In certain circumstances a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.