



SWINDON
BOROUGH COUNCIL

GRANT PLANNING PERMISSION

Application Number: S/16/0873/BLOWC **Ward:** St Margaret And South Marston
Parish: South Marston

Proposal: Construction of a dropped kerb.

Site Address: 3 Pinehurst Cottages , Thornhill Road South Marston
Swindon SN3 4RZ

Agent:
Mr Rod Navarrete
Home Plan Design Services
27B High Street
Highworth
Swindon
SN6 7AG

Applicant:
Mr R Mann
3 Pinehurst Cottages
Thornhill Road
South Marston
Swindon
SN3 4RZ

WARNING:
IF YOU DO NOT COMPLY WITH THE CONDITION(S) BELOW,
THE COUNCIL MAY TAKE LEGAL ACTION AGAINST YOU

Conditions

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 & Country Planning Act 1990.

2. The works hereby approved, other than the surface treatment which is controlled by Condition 3 below, shall be undertaken in strict accordance with the Arboricultural Method Statement (Reference (2016-06 (30))), The Tree Protection Plan and the Tree Constraints Plan received by the Local Planning Authority on 30th June 2016.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

Town and Country Planning Act 1990

Permission for Development

1. The Local Planning Authority HEREBY GRANT PLANNING PERMISSION for the development proposed in the application subject to the scheduled conditions. Which is hereby expressly incorporated herewith and of which brief details are, by way of identification only, set out in the schedule (see overleaf).
2. “The Local Planning Authority”, and “the application” referred to above, are those described in the schedule overleaf.
3. The scheduled conditions have been imposed for the reasons set out in the schedule.

Notes

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 12 weeks of the date of the decision. Appeals must be made on a form that is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at www.planningportal.gov.uk

If the permission to develop land is granted with conditions and the owner of the land claims that the land has become incapable of reasonable/beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that his interest in the land be purchased in accordance with the provisions of Part 6 of the Town and Country Planning Act 1990.

3. Notwithstanding the details on the approved plans, and prior to the commencement of the development hereby approved, a cross section of the proposed driveway showing the relationship of the proposed driveway to the adjacent highway together with the surfacing materials, which shall include the provision of a consolidated surface for the first 6 metres adjacent to the highway, shall be submitted to and approved by the Local Planning Authority. This shall demonstrate the manner in which any loose gravel will be prevented from being transported onto the public highway. Once agreed, the development shall be implemented in strict accordance with those details and retained in the approved form without modification.

Reason: In the interests of highway safety and continued retention of protected trees.

4. Before the access hereby permitted is first brought into use, the area between the nearside carriageway edge and lines drawn between a point 2.0m back from the carriageway edge along the centre line of the access and points on the carriageway edge 42m from and on both sides of the centre line of the access shall be cleared of obstruction to visibility at and above a height of 1.05m above the nearside carriageway level, and thereafter maintained free of obstruction at all times.

Reason: In the interests of highway safety.

5. The area allocated for 2 no. parking spaces and associated turning on the submitted plan shall be kept clear of obstruction, and shall not thereafter be used for any other purpose.

Reason: In the interests of amenity and highway safety.

Informatives

1. The development proposed does not generate a net gain in floor space, the development proposed does not constitute CIL liable development and is exempt from CIL liability as the proposal falls under the definition of minor development for the purposes of calculating CIL liability.

2. The granting of planning permission does not authorise you to carry out any works on, over or under your neighbour's land or property without first obtaining their consent.

3. Notwithstanding any detail on the approved plan this consent does not convey any permission to undertake works within the highway. Therefore, the applicant is advised to obtain further advice which can be accessed via the link below.
http://www.swindon.gov.uk/download/downloads/id/737/information_-_vehicle_crossing_application_guidelines.pdf

**Authorised by Richard Bell,
Head of Planning, Regulatory Services,
Heritage & Libraries**

Decision Dated: 26th July 2016

Richard Bell