



Notice of Decision

PERMISSION WITH CONDITIONS

Ms Chloe Edwards
AT Architects
Kingsley House
63 Holly Walk
Leamington Spa
CV32 4JG

Town and Country Planning Act, 1990
Town and Country Planning (Development Management Procedure) Order, 2015

THE STRATFORD-ON-AVON DISTRICT COUNCIL, having considered the application for permission to develop land at:-

Playing Field , Chapel Street, Bishops Itchington, CV47 2TG

Submitted by: Bishops Itchington Parish Council

Received by the Council on 5 March 2021

HEREBY GIVE YOU NOTICE that PLANNING PERMISSION is GRANTED for the following development, namely:-

New sports pavilion including changing rooms, W Cs and club meeting room to replace the existing building and additional parking to the front of the pavilion

Subject to the following condition(s) and reason(s), namely:-

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

Reason: To conform to the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby approved shall be carried out in accordance with the following plans and drawings -

Location/Block Plan and Existing Elevations	Drwg No. 1485-0201-02
Proposed Visibility Splays	Drwg No. 1485-0202-01
Ground and Roof Plan and Existing Elevations	Drwg No. 1485-0203-1
Proposed Plans, Elevations and Visual	Drwg No. 1485-0500-06

Case Officer: Joe Brooke
Reference No. 21/00482/FUL

The development shall also be carried out in accordance with the Design and Access Statement unless otherwise required by conditions attached to this permission.

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of Policy CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031.

3. The materials to be used externally on the development hereby permitted shall comply in colour, form and texture with the details shown on the approved drawing(s) no.1485-0500-06.

Reason: To ensure that the development displays good design practice and reflects local distinctiveness, having due regard to safeguarding visual and residential amenity and to accord with Policies CS.9 and CS.15 of the Stratford-on-Avon District Core Strategy

4. Prior to progression of any part of the development hereby permitted above slab level a scheme of hard and soft landscaping detailing treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. This landscaping scheme shall include:

(#) planting plans (to a recognized scale) and schedules indicating the location, number, species, density, form and size of proposed tree, hedge and shrub planting;

(#) the method and specifications for operations associated with planting establishment, protection, management and maintenance of all retained and new tree, hedge and shrub planting;

(#) written specifications including cultivation and other operations associated with tree, plant and grass establishment;

(#) existing landscape features such as trees, hedges, shrubs and ponds which are to be retained and/or removed, accurately plotted (where appropriate);

(#) existing and proposed finished levels (to include details of grading and contouring of earthworks and details showing the relationship of proposed mounding to existing vegetation and surrounding landform (where appropriate);

(#) the means of accommodating change in level (e.g. retaining walls, steps, railings, walls, gates or other supporting structures, ramps);

(#) location, type and materials to be used for hard surfacing where including specifications and details of manufacturer, type and design, colour and bonding pattern where appropriate. Samples may be required to be submitted and approved;

(#) the position, design, materials, means of construction of all site enclosures and boundary treatments (e.g. fences, walls, railings, hedge(banks)), where appropriate;

(#) car parking layout and any other vehicular and pedestrian access and circulation areas;

(#) minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, substations and other storage units);

(#) a timetable for the implementation of the soft and hard landscaping scheme.

There shall be no excavation or raising or lowering of levels within the prescribed root protection areas of retained trees unless previously approved in writing by the Local Planning Authority.

The approved soft and hard landscaping scheme shall be carried out strictly in accordance with the approved timetable of implementation and shall thereafter be protected, maintained and managed in accordance with the approved details.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits [and to maximise the quality and usability of open spaces within the development], and to enhance the setting within the immediate locality, having regard to Policies CS.5, CS.6, CS.9 and AS.10, of the Stratford-on-Avon District Core Strategy 2011-2031.

5. Prior to the erection, installation, fixing, placement and/or operation of any external lighting on the site (including on the building itself), details of such external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the equipment and supporting structures, positions, sizes, heights, type, luminance/light intensity, direction and cowling of all external lights to the building(s) and/or structure(s) and other parts of the application site and the hours at which such lighting is to be operated.

The work shall thereafter be carried out in accordance with the approved details (unless the Local Planning Authority gives prior written approval to any subsequent variations), shall thereafter be retained in that form and under no circumstances shall it cause light pollution.

Reason: To protect the rural character of this edge of settlement location; and/or To safeguard the residential amenities of owners/occupiers of existing neighbouring properties having due regard to Policies AS.10, CS.5, CS.6, CS.9, CS.10, CS.11, CS.12, CS.26 of the Stratford-on-Avon District Core Strategy 2011-2031

6. Within three months of the first occupancy/use of the sports pavilion hereby permitted, such date of first occupancy being notified in writing by the applicant / developer to the Local Planning Authority within 28 days of such occupation commencing, the original sports pavilion (as detailed on drawing no. 1485-0201-02) shall be demolished and all waste materials arising from the demolition shall be removed from the site.

Reason: The new sports pavilion is only permitted on the basis that it replaces the existing sports pavilion, having regard to Policy CS.20 and AS.10 of the Stratford-on-Avon District Core Strategy 2011-2031.

7. The location of the access gate, layout of the vehicular access and the layout and quantum of on-site parking and secure cycle storage is to be in accordance with Drawing Number 1485-0500-06, Rev 06, dated 20th April 2021.

Reason: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to Policy CS.26 of the Stratford-on-Avon District Core Strategy 2011-2031.

8. The development hereby approved shall be carried out strictly in accordance with the assessment and recommendations for habitats and protected species as set out in section 5 of the Preliminary Ecological Appraisal by Ridgeway Ecology (Dated 8th October 2020)

Reason: In the interests of protecting the habitats of the species identified on site, having regard to the duties outlined in the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017) and Policy CS.6 of the Stratford-on-Avon District Core Strategy 2011-2031.

9. The development hereby approved shall be carried out strictly in accordance with the enhancement recommendations for habitats and protected species as set out in section 6 of the Preliminary Ecological Appraisal by Ridgeway Ecology (Dated 8th October 2020)

Reason: In the interests of protecting the habitats of the species identified on site, having regard to the duties outlined in the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017) and Policy CS.6 of the Stratford-on-Avon District Core Strategy 2011-2031.

10. No building that has a downpipe within the development hereby permitted shall be occupied or used until it has been provided with a minimum 190 litre capacity water butt fitted with a child-proof lid and connected to the downpipe.

Reason: To encourage the re-use of water resources, having regard to Policy CS.4 of the Stratford-on-Avon District Core Strategy 2011-2031.

11. Prior to first use of the development hereby permitted, the sustainability measures set out below and proposed in the supporting 'Climate Change Checklist' shall be incorporated into the design of the development and/or site layout as relevant. Thereafter, the approved sustainability measures shall be retained and maintained.

- Active frontages
- Pedestrian friendly design
- Technological adaption methods
- Cycle storage
- Shower facilities
- Maximise solar gain
- Internal lighting
- Insulation
- Renewable energy sources
- MHVR System
- Cooling hierarchy
- Paving materials - heat gain
- SUDs
- Rainwater collection
- Permeable surfaces
- Native species
- Planting

Reason: To ensure sustainability measures are taken into account in the development, having regard to Policies CS.1, CS.2 and CS.9 of the Stratford-on-Avon District Core Strategy 2011-2031 and Part V of the Development Requirements SPD.

Notes

1. The Local Planning Authority has taken into account paragraph 38 of the National Planning Policy Framework 2019, which details the need to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. The proposed development may require works to be carried out within the limits of the public highway. Before commencing such works the applicant must serve at least 28 days notice under the provisions of Section 184 of the Highways Act 1980 on the Highway Authority's Area Team.

This process will inform the applicant of the procedures and requirements necessary to carry out works within the Highway and, when agreed, give consent for such works to be carried out under the provisions of S184. In addition, it should be noted that the costs incurred by the County Council in the undertaking of its duties in relation to the construction of the works will be recoverable from the applicant/developer.

DATED 5 July 2021



AUTHORISED OFFICER OF THE COUNCIL.....

This permission does NOT give approval under Building Regulations.

This permission does NOT convey any approval or consent which may be required under any enactment, by-law, order or regulation other than planning permission under the provisions of the Town and Country Planning Act 1990.

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS FORM

STRATFORD-ON-AVON DISTRICT COUNCIL
ELIZABETH HOUSE, CHURCH STREET, STRATFORD-UPON-AVON CV37 6HX

PRE-START CONDITIONS

You are reminded that some of the conditions attached to planning permissions (pre-start conditions) require details and schemes to be submitted and approved in writing before any work commences on site. You should therefore submit any details required at least 8 weeks prior to starting work and obtain the Council's written approval, if required, in order to comply with the planning condition.

Failure to comply with pre-start conditions may result in your planning permission being void.

FEEES FOR THE DISCHARGE OF PLANNING CONDITIONS

In accordance with Statutory Instrument 958, a fee is now payable where a written request is made for the discharge of one or more planning conditions on the same permission or for the written confirmation of compliance with a planning condition or conditions. Further guidance on this process together with the associated fees is available on the Council's website

<https://www.stratford.gov.uk/planning-regeneration/the-application-process.cfm>

APPEALS TO THE SECRETARY OF STATE

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, then you can appeal to the Planning Inspectorate under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice. For appeals against the refusal of Householder applications (i.e.: works to a dwelling or development within the garden of a dwelling) or Minor Commercial Development you must lodge your appeal within **12 weeks** of the date of the decision.

If the development is the same (or substantially the same) as that specified in an Enforcement Notice served on the same land, an appeal must be lodged within

- A) 28 days of the date of the planning decision if there is an extant Enforcement Notice served up to 2 years prior to the date of the decision
- B) 28 days of the date of the Enforcement Notice if the Notice is served after the date of the decision of the planning application for the same development

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Planning Inspectorate can allow a longer period of 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.

The Planning Inspectorate 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 it imposed, having regard to the statutory requirements to the provisions of the Development Order and to any directions given under the Order.

In practice, the Planning Inspectorate does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Planning Inspectorate refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on reference of the application to him.

These circumstances are set out in Part V of the Town and Country Planning Act 1990.

ADDRESSING YOUR NEW BUILDINGS

When you require the address(es) for this development contact "Street Naming and Numbering" at Stratford-on-Avon District Council, either by post or email 3720snandn@stratford-dc.gov.uk. You need to do this 6 weeks before utility contacts are required.

There will be an administrative charge for this service.

Information to include in your request can be found on www.stratford.gov.uk