

S15/0432

Additional Information

The final Unilateral Undertaking has been received from the applicant's agent along with revised plans to address minor boundary errors.

Proposal

Application for full planning permission in relation to the proposed erection of a single storey bedroom dwelling and garage to be used in association with the livery stables at the site.

Information Received

The applicant's agent has provided an engrossed copy of the Unilateral Undertaking and confirmed that he has instructions to execute the deed in line with the requirements of the District Council's Solicitors.

Officer Comment

The Unilateral Undertaking provides for the removal of the existing caravans at the site (upon the occupation of the new dwelling) and the cessation of the use of the land for the siting of caravans. These clauses are in line with those anticipated by officers and set out in the Committee report. The overall recommendation therefore remains unchanged.

In relation to the wording of condition 2, it is proposed that this be revised to reflect the necessary updated versions of the drawings to correct minor discrepancies in the boundary line alignments.

With regard to condition 3, and having regard to central government advice encouraging flexibility, it is also proposed to alter the wording of the condition to provide that in future the dwelling can be used in relation to any other business that has to be located in the countryside.

Changes to Recommendation: No change to recommendation but that the wording to conditions 2 and 3 be amended to read as follows :-

Condition 2

"Unless otherwise required by another condition of this permission the development hereby permitted shall be carried out in accordance with the following list of approved plans/drawings submitted as part of the application:

Drawing No. PA001 Rev A (received on 16 July 2015)

Drawing No. PA002 Rev A (received on 16 July 2015)

Drawing No. PA003 (received on 5 March 2015)

Drawing No. PA004 Rev A (received on 16 July 2015)

Reason: To define the permission and for the avoidance of doubt."

Condition 3

The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the livery stables business at Frognall Livery or any other business that has to be located in the countryside, or a widow or widower of such a person.

Reason: The site lies within an area where new build dwellings would not normally be permitted.