

NOTICE OF DECISION
TOWN AND COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015 (As Amended)

Name and Address of Agent/Applicant:

Miss Tayla Harding
Howkins & Harrison
98a Watling St
Towcester
Northants
NN12 6BT

Agricultural “Prior Approval” Determination

Date Registered: 23rd May 2022

Proposal: Erection of a building - purpose built grain store

Location: Land At Pool Farm, Mill Lane, Stratton Audley

Parish(es): Stratton Audley

PRIOR APPROVAL NOT REQUIRED

Cherwell District Council as Local Planning Authority has determined on the basis of the information submitted that the above proposal does **not require its Prior Approval** provided that the development is carried out in strict accordance with the details submitted.

The proposed development, notwithstanding this decision, is subject to compliance with all other conditions and limitations set out within Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), including that the development is carried out within a period of five years beginning from the date that the Local Planning Authority received notice of the proposed works.

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA



David Peckford
Assistant Director – Planning and
Development

Date of Decision: 20th June 2022

Checked by: Paul Ihringer

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NOTES TO THE APPLICANT

OTHER NECESSARY CONSENTS

Notwithstanding this decision, it is the responsibility of the developer to ensure that the development is carried out in accordance with all of the conditions and limitations set out within Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. The Building Regulations may be applicable to this proposal. You are therefore advised to contact the Council's Building Control Manager before considering work on site. The BCM can be contacted on 0300 003 0200, or email at building.control@cherwellandsouthnorthants.gov.uk
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1SD.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant prior approval for the proposed development subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you wish to appeal, then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000.**

The Secretary of State can allow a longer period for 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 Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted prior approval for the proposed development without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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