

EFFECTIVE 14.11.90

Land Charges

14-11-90.

84
CHIPPING
NORTON PARISH

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

WEST OXFORDSHIRE DISTRICT COUNCIL (PERMITTED DEVELOPMENT)

CHALFORD OAKS FARM SOUTHCOMBE NO 1 DIRECTION 1990

WHEREAS the West Oxfordshire District Council being the District Planning Authority for the said District of West Oxfordshire is satisfied that it is expedient that development of the description set out in Class A of Part 6 of Schedule 2 of the Town and Country Planning General Development Order 1988 should not be carried out on land situate at Chalford Oaks Farm Southcombe near Chipping Norton in the County of Oxfordshire which said land is shown edged red on the plan attached hereto unless permission is granted on an Application hereto being made in that behalf

NOW THEREFORE the said West Oxfordshire District Council in pursuance of the powers conferred upon it by Article 4 of the said Town and Country Planning General Development Order 1988 hereby directs that the permission granted by Article 3 of the said Town and Country Planning General Development Order 1988 shall not apply on the aforesaid land shown edged red on the plan attached hereto to development of the description set out in Class A of Part 6 of Schedule 2 of the Town and Country Planning General Development Order 1988 the contents of which are set out in the Schedule hereinafter appearing

Given under the Common Seal of the West Oxfordshire District Council
this 28th day of August One thousand nine hundred and
ninety

SCHEDULE 1 Hereinbefore referred to

Development described in Class A of Part 6 of Schedule 2 of the Town and Country Planning General Development Order 1988

CLASS A

A. The carrying out on agricultural land comprised in an agricultural unit of -

- (a) works for the erection extension or alteration of a building or
- (b) any excavation or engineering operations

reasonably necessary for the purposes of agriculture within that unit

A.1 Development is not permitted by Class A if -

- (a) the development would be carried out on agricultural land less than 0.4 hectare in area
- (b) it would consist of or include the erection extension or alteration of a dwelling
- (c) a building structure or works not designed for the purposes of agriculture would be provided on the land

(d) the ground area to be covered by -

- (i) any works or structure (other than a fence) for the purposes of accommodating livestock or any plant or machinery arising from engineering operations or
- (ii) any building erected or any building as extended or altered by virtue of this Class

would exceed 465 square metres calculated as described in paragraph A.3

- (e) the height of any part of the building structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres
- (f) the height of any part of the building structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres
- (g) any part of the development would be within 25 metres of the metalled portion of a trunk or classified road
- (h) it would consist of engineering operations of a kind described in Class C below or
- (j) it would consist of or include the erection or construction of or the carrying out of any works to a building structure or excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge and the building structure or works is or would be within 400 metres of the curtilage of any protected building

A.2(1) Development is permitted by Class A subject to the following conditions -

- (a) where development is carried out within 400 metres of the curtilage of a protected building any building structure excavation or works resulting from the development shall not be used for the accommodation of livestock or the storage of slurry or sewage sludge within a period of five years from the carrying out of those operations

(b) where the development involves -

- (i) the extraction of any mineral from the land or from any disused railway embankment on the land or
- (ii) the removal of any mineral from a mineral working deposit on the land

the mineral shall not be moved off the land unless planning permission for the winning and working of that mineral has been granted on an application made under Part III of the Act

(c) in the case of development which involves the deposit of waste materials on or under the land no waste materials shall be brought onto the land from elsewhere except for development of the kind described in Class A(a) or the creation of a hard surface where the materials are incorporated into the building or works forthwith

(2) In the case of any article 1(6) land development consisting of the erection extension or alteration of a building or the formation or alteration of a private way is permitted by Class A subject to the following conditions -

- (a) the developer shall before beginning the development give the local planning authority a written description of the proposed development the materials to be used and a plan indicating the site and shall not begin the development until a period of 28 days has elapsed from their receipt by the authority
- (b) if within 28 days of receiving that description and plan the local planning authority give the developer notice in writing to that effect the development shall not be begun without the prior approval of that authority to the siting design and external appearance of the building and the siting and means of

construction of the private way

- (c) the development shall except to the extent that the local planning authority have agreed otherwise in writing be carried out in accordance with -
 - (i) any details approved by that authority in accordance with subparagraph (b) above or
 - (ii) the description and indication of siting given to them under subparagraph (a) above
- (d) the development shall be carried out -
 - (i) where approval has been given by the local planning authority within a period of five years from the date on which approval was given
 - (ii) in any other case within a period of five years from the date on which the local planning authority were given the information referred to in subparagraph (a)

A.3(1) For the purposes of Class A -

- (a) the area of 0.4 hectares shall be calculated without taking into account any separate parcels of land
- (b) the ground area referred to in paragraph A.1(d) is the ground area which would be covered by the proposed development together with the ground area of any building (other than a dwelling) or any structure works plant or machinery within the same unit which is being provided or has been provided within the preceding two years and any part of which would be within 90 metres of the proposed development
- (c) 400 metres is to be measured along the ground

(2) For the purposes of this Class -

"agricultural unit" means agricultural land which is occupied as a unit for the purposes of agriculture including -

(a) any dwelling or other building on that land occupied for the purpose of farming the land by the person who occupies the unit or

(b) any dwelling on that land occupied by a farmworker

"building" does not include anything resulting from engineering operations

"protected building" means any permanent building which is normally occupied by people or would be so occupied if it were in use for purposes for which it is apt but does not include -

(i) a building within the agricultural unit

(ii) a building used for a purpose referred to in Classes B3 to B7 (special industrial uses) of the Schedule to the Use Classes Order or

(iii) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture

The Common Seal of the said)
WEST OXFORDSHIRE DISTRICT)
COUNCIL was hereunto affixed)
in the presence of:-)



7136.

Margaret Frost

Chairman

Assistant Deputy Clerk

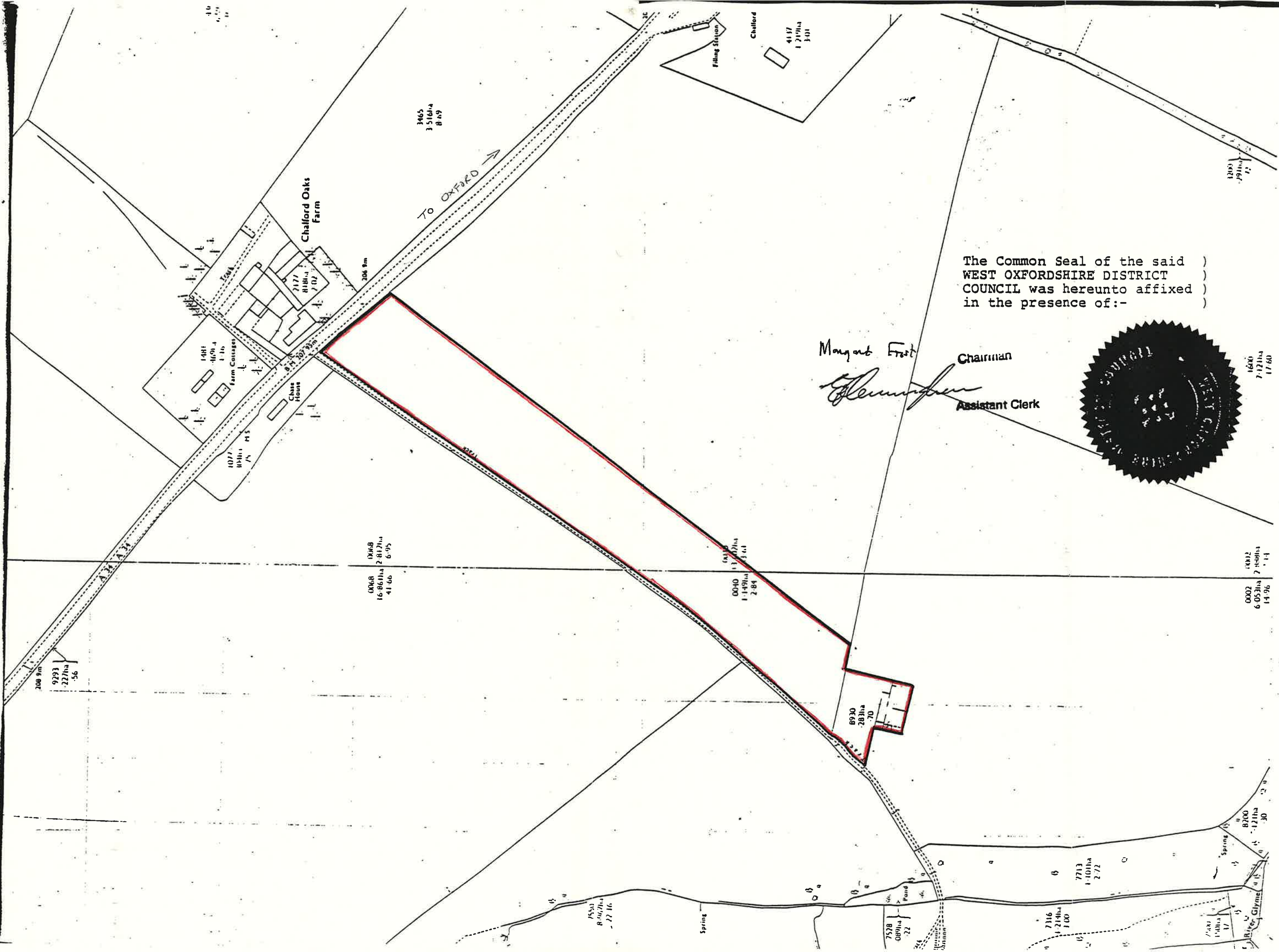
The Secretary of State for the
Environment hereby confirms the
foregoing Order subject to the
modifications shown in red ink
thereon.

J A Bridges

Signed by authority
of the Secretary of
State

2 November 1990

A Regional
Controller in the
Department of the
Environment



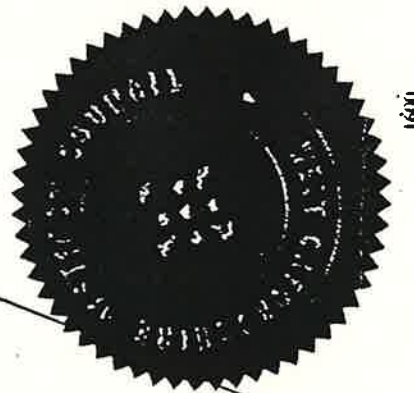
The Common Seal of the said)
WEST OXFORDSHIRE DISTRICT)
COUNCIL was hereunto affixed)
in the presence of:-)

Margaret Frost

Chairman

[Signature]

Assistant Clerk



Dated 28th August, 1990

WEST OXFORDSHIRE DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING

(PERMITTED DEVELOPMENT)

ORDER 1990

CHALFORD OAKS FARM

NO.1 DIRECTION 1990