Application Number: 0201683REM

TOWN & COUNTRY PLANNING ACT, 1990

APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PLANNING PERMISSION

Mr P Mason And Ms D Hamilton
C/o Adrian Bussetil - The Planning Partnership
1 Thrapston Road
Spaldwick
Huntingdon
Cambs
PE28 0TA

Refer to outline planning permission No.: 01/01021/OUT

Huntingdonshire District Council in pursuance of powers under the above mentioned Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission referred to above.

Approval of siting, design, external appearance and means of access for the erection of a dwelling.
263A Ugg Mere Court Road Ramsey Heights Ramsey Huntingdon Cambridgeshire

in accordance with your application received on 19th June 2002 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

1. Reason. To comply with Section 91 of the Town & Country Planning Act, 1990.

2. Condition. Details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates. The development shall be carried out in accordance with the approved details.

2. Reason. In the interests of visual amenity in accordance with Policy En25 of the Huntingdonshire Local Plan, 1995.

3. Condition. Before any development is commenced details of the existing and proposed levels of all buildings or structures and the levels of the site and any changes proposed to the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby

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Date 29th June 2004

Huntingdonshire
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approved shall then be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority.

3. Reason. To enable Local Planning Authority to retain control of the development to which this permission relates in the interests of the amenity of adjoining occupiers.

4. Condition. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or before the building(s) occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4. Reason. To enable Local Planning Authority to retain control of the development to which this permission relates in the interests of the amenity of adjoining occupiers.

5. Condition. The car parking spaces on the submitted plans shall be surfaced in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be made available before the proposed development comes into operation and thereafter used for no other purpose.

5. Reason. In the interests of highway safety.

6. Condition. A 2 metre x 2 metre visibility splay shall be provided to the back of the pavement at the proposed vehicular access point prior to the access being brought into use.

6. Reason. To ensure that adequate lines of vision are available in the interests of road safety.

7. Condition. The proposed development shall be carried out in complete accordance with the amended plan(s) received by the Local Planning Authority on 5th May 2004 specifically drawing(s) reference(d) CAB/TPP/17/03/1 and /2..

7. Reason. For the avoidance of doubt and to ensure a satisfactory standard of development.

8. Note to applicant. The Local Planning Authority has had regard to the provisions of the Development Plan comprising the Cambridgeshire and Peterborough Structure Plan, 2003 and the Huntingdonshire Local Plan, 1995 as altered by the Huntingdonshire Local Plan Alteration, 2002 so far as material to the application and to all other material considerations. Having determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.

9. Note to applicant. In approving the application, the relevant Development Plan policies and material considerations were identified as: policies P1/3 and P5/5 of the Structure Plan; policy HL5 of the Local Plan Alteration 2002; policies H31 and En25 of the Local Plan 1995, PPG1, PPG3 and draft SPG "Huntingdonshire Design Guide"

Head of Planning Services
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Huntingdonshire
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NOTES

1. **Rights of Appeal under the Town and Country Planning Act, 1990 Section 78, The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 20 and the Town and Country Planning (Control of Advertisement) Regulations 1989.**
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State for the Environment, Transport and the Regions within;
   - **Six months of the date of this notice if the application was made before the 5 September 2003**
   - **Three months of the date of this notice if the application was made after 5 September 2003**
   - **Eight weeks of the date of this notice if the decision relates to an advertisement.**
3. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.
4. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, Transport and the Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.

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