Application Number: 0201415REM

TOWN & COUNTRY PLANNING ACT, 1990

APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PLANNING PERMISSION

J S Bloor (Northampton) Ltd
C/o J S Bloor (Services) Ltd
Ashby Road
Measham
Swadlincote
Derbyshire DE12 7JP

Refer to outline planning permission No.:

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 15 dwellings and garages
Grafham Post Office 45 Breach Road Grafham Huntingdon Cambridgeshire PE28 0BA

in accordance with your application received on 7th 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. All conditions specified in the outline planning permission referred to above with the exception of the matters hereby approved.

1. Reason. In order to ensure that the outline planning permission is complied with.

2. Condition. This permission does not discharge Conditions iv,v,vi, viii, ix, x and xi attached to the outline planning permission granted on 22 June 1999.

2. Reason. For the avoidance of doubt.

3. 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.

3. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan, 2003, and Policy En25 of the Huntingdonshire Local Plan, 1995.

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Date 20th April 2004

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4. Condition. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. [These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures, (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.), proposed and existing functional services above and below ground, (eg. drainage power, communication cables, pipelines etc). indicating lines, manholes, supports etc. retained historic landscape features and proposals for restoration, where relevan

4. Reason. To ensure that the landscape scheme is properly maintained in accordance with Policies En20 and En25 contained in the Huntingdonshire Local Plan, 1995.

5. Condition. Soft landscape works shall include planting plans; written specifications including cultivation and other operations associated with plant and grass establishment; schedules of plants noting species, plant sizes, and proposed numbers/densities where appropriate; implementation programme.

5. Reason. To ensure that the landscape scheme is properly maintained in accordance with Policies En20 and En25 contained in the Huntingdonshire Local Plan, 1995.

6. Condition. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

6. Reason. To ensure that the landscape scheme is properly maintained in accordance with Policies En20 and En25 contained in the Huntingdonshire Local Plan, 1995.

7. Condition. A landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

7. Reason. To ensure that the landscape scheme is properly maintained in accordance with Policies En20 and En25 contained in the Huntingdonshire Local Plan, 1995.

8. Condition. Prior to the commencement of development a scheme showing the method of lighting and extent of illumination to the access road, parking and circulation areas shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved scheme.

8. Reason. In the interests of minimising light pollution in accordance with the District Council's Supplementary Planning Guidance: External Artificial Lighting, 1998.

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9. Condition. The proposed development shall be carried out in complete accordance with the amended plan(s) received by the Local Planning Authority on 27 Jan 04,28 Jan 04, and 5 March 04 specifically drawing(s) reference(d) street scene, 4409,4414,4469,4482,4497, N479-02 and G01_02.

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

10. 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.

11. Note to applicant. In approving the application the relevant Development Plan Policies and/or material considerations were identified as Structure Plan Policy P1/3, Local Plan Policies H31, En20, En25, Alteration to Local Plan Policies STR2, STR5 and HL5.

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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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