DRAFT COPY ONLY

Application Number: 00/00510/OUT

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Beazer Homes Bedford
Wootton House
Wootton
Bedford
MK43 9HG

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **PERMIT**

Residential development and associated works (7.2 hectares)
at Land Adj. Tesco Superstore Kings Ripton Road Sapley Huntingdon Cambridgeshire

in accordance with your application received on 30th March 2000 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. Approval of the details of the siting, design, and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from Local Planning Authority in writing before any development is commenced.

1. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

2. Condition. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

2. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

3. Condition. The development hereby permitted shall be begun before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

3. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town & Country Planning Act 1990.

4. Condition. A detailed Planning Brief shall be submitted to and approved in writing by the Local Planning Authority. The Planning Brief shall identify the means of access and principal distributor roads, the intended phasing arrangements, a landscape strategy to include structural planting around the perimeter of the site and within the development, the location of public open space and

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play equipment, provision for cyclists and pedestrians, the density of development, and the design philosophy. All subsequent applications for the approval of reserved matters shall be made in accordance with the approved Planning Brief unless otherwise agreed in writing by the Local Planning Authority.

4. Reason. To ensure that the development takes place in the manner contemplated by the Local Planning Authority in the interests of the overall development of the site in accordance with Policy H13 of the Huntingdonshire Local Plan, 1995.

5. Condition. Before each phase of the development is commenced on site a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the treatment of all ground surfaces, the materials to be used, the play equipment required in connection with incidental areas of open space and the disposition of various elements.

5. Reason. To enable the Local Planning Authority to retain control of the development in the interests of visual amenity in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995.

6. 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.

6. Reason. To enhance the appearance of the development in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995..

7. 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.

7. Reason. To ensure that the work is carried out within a reasonable period.

8. Condition. No works or development shall take place until full details of all proposed tree planting and the proposed times of planting, have been submitted to and approved in writing to the Local Planning Authority. This scheme shall include details of the size, species and positions or density or all trees to be planted.

8. Reason. To enhance the appearance of the development in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995..

9. Condition. If within a period of 5 years from the date of the planting of any tree, that tree, or any tree planted in replacement of it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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9. Reason. To ensure that the landscape scheme is properly maintained in accordance with policy EN20 and EN25 of the Huntingdonshire Local Plan 1995.

10. 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.

10. Reason. To ensure that the landscape scheme is properly maintained in accordance with policy EN20 and EN25 of the Huntingdonshire Local Plan 1995.

11. Condition. Prior to the occupation of 100 dwellings(excluding the affordable units), the incidental areas of public open space, including equipped play areas, shall be laid out in accordance with the agreed landscaping scheme.

11. Reason. In order to ensure that the development takes place in the manner contemplated by the Local Planning Authority in accordance with the requirements of Policy R7 of the Huntingdonshire Local Plan.

12. Condition. No development shall commence on any phase until details have been submitted to and approved in writing by the Local Planning Authority of the access roads, footpaths, cycleways, highway drainage and street lighting systems for that phase. The development shall be implemented in accordance with the approved details.

12. Reason. In order to ensure that access is available to serve the development.

13. Condition. No dwelling shall be occupied in any phase until such time as the access roads, footpaths and cycleways providing access to it have been constructed in accordance with the approved plans.

13. Reason. In order to ensure that access is available to serve the development.

14. Condition. The visibility splays at the junction of the access road with the public highway shall be provided prior to the occupation of the first dwelling. The area of land between the visibility splay and the edge of the carriageway of the highway shall be kept free of any obstruction exceeding a height of 600mm in height above the adjacent carriageway level.

14. Reason. In the interests of highway safety.

15. Condition. Prior to the commencement of the development a detailed plan shall be submitted to and approved in writing by the Local Planning Authority that provides for the construction of a combined footpath/cycle way link along the northern side of Kings Ripton Road from the proposed access to the site to the existing foothpath/cycle way within the vicinity of the Towerfields development to the west. The footpath/cycle way link shall be constructed in accordance with the approved details prior to the occupation of the first dwelling.

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

21. Reason. In order to produce a satisfactory relationship between the various elements of the scheme and the adjacent development.

22. Condition. No part of the development shall be occupied until full details of the fire hydrant provision for the relevant development phase has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved on each phase or part of the site.

22. Reason. In order to ensure that satisfactory facilities are available for the fire and rescue service in accordance with Policy LPS1 of the Huntingdonshire Local Plan.

23. Condition. The proposed development shall be carried out in complete accordance with the amended plan(s) received by the Local Planning Authority on 19 April 2001 specifically drawing(s) reference(d) E1162/3/A.

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

24. Note to applicant. This permission is related to an Agreement entered into by the applicant and the Huntingdonshire District Council, under Section 106 of the Town and Country Act 1990.

25. Note to applicant. The applicant's attention is drawn to the enclosed letter from the Environment Agency.

26. Note to applicant. The following planning policy documents and/or guidance are considered relevant to this decision:

The approved Development Plan that comprises the Cambridgeshire Structure Plan, 1995, and the Huntingdonshire Local Plan, 1995.

Other relevant guidance:

Regional Planning Guidance Note 6: "Regional Planning Guidance for East Anglia to 2016" (2000)

Planning Policy Guidance Note 1: "General Policy and Principles" (1997)

Planning Policy Guidance Note 3: "Housing" (2000)

Planning Policy Guidance Note 13: "Transport" (2001)

Planning Policy Guidance Note 24: "Planning and Noise" (1994)

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