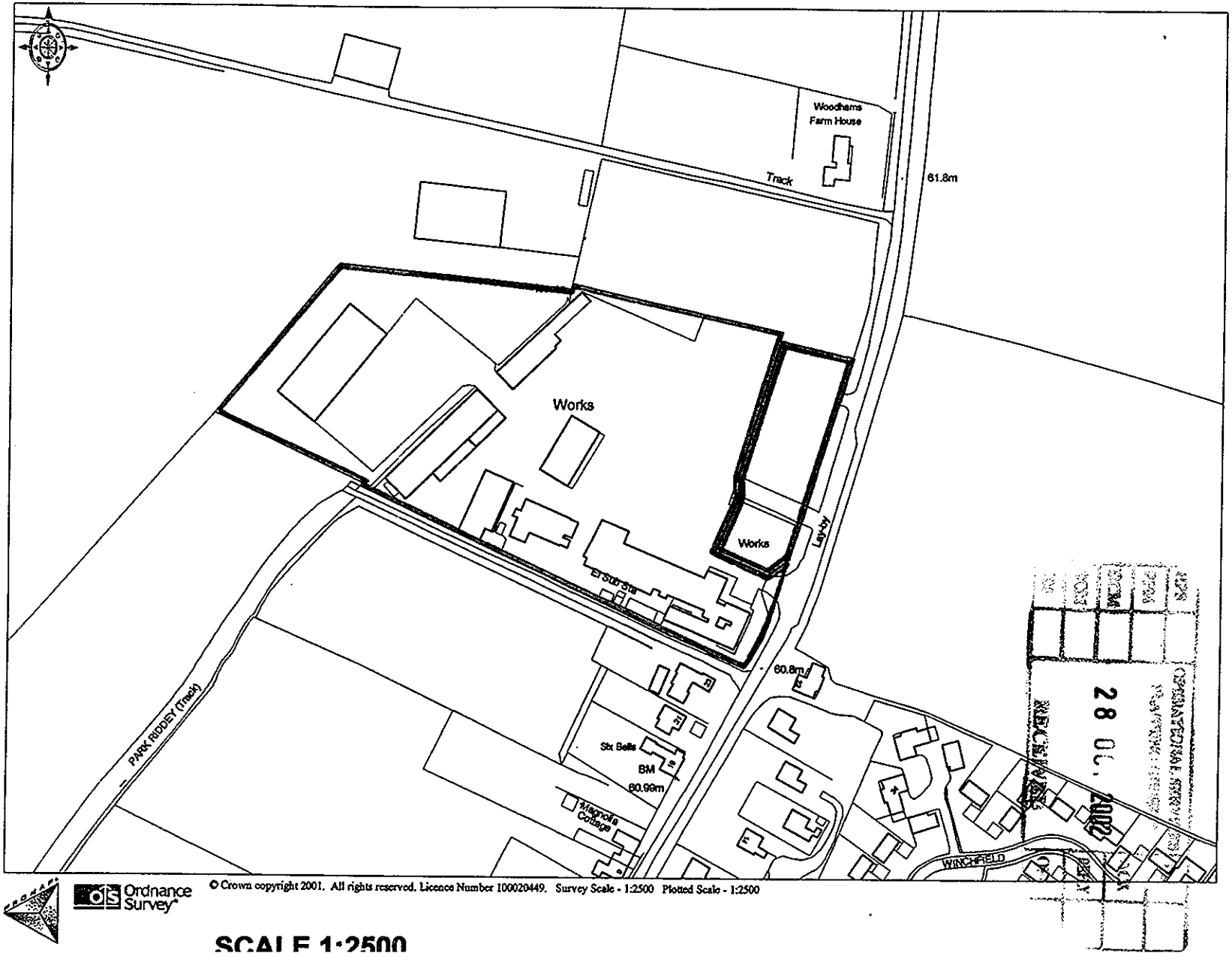
ERECTION OF SHOW HOUSE SITE AND OFFICE BUILDING FOR POTTON LIMITED
ELTISLEY ROAD, GREAT GRANSDEN, NR. SANDY, BEDS.

12903/02

LOCATION PLAN



© Crown copyright 2001. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:2500

SCALE 1:2500

Application Number: 0212903OUT

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Potton Ltd
C/o D H Barford + Co
Howard House
17 Church Street
St. Neots
Cambs PE19 2BU

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

Erection of office building and formation of product display area
Potton Ltd Eltisley Road Great Gransden Sandy Bedfordshire SG19 3AR

in accordance with your application received on 28th October 2002 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, external appearance of the buildings and the landscaping of the site (hereafter called the "reserved matters") shall be obtained from the 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. 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, parking layouts and hard surfacing materials.

Head of Planning Services
ufm38
Date 21st January 2003

Huntingdonshire DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

4. 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.

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 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..

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 work is carried out within a reasonable period.

7. Condition. The hedge on the eastern boundary of the site shall be retained unless otherwise agreed in writing by the Local Planning Authority.

7. 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.

8. Condition. The existing trees shall be retained unless otherwise agreed in writing with the Local Planning Authority. The trees shall be protected for the duration of the construction of the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The protection measures shall be implemented at all times during the course of the construction works.

8. Reason. To safeguard the existing trees.

9. Condition. Prior to the commencement of the development the applicant shall submit a Transport Plan for the written approval of the Local Planning Authority. The Transport Plan shall be implemented as approved and thereafter reviewed in accordance with a programme to be agreed in writing with the Local Planning Authority.

9. Reason. In order to ensure that alternative forms of access are secured in accordance with Policy SP1 of the Cambridgeshire Structure Plan, 1995

10. Condition. Before the development is brought into use a scheme for the management of site traffic that provides for the inward movement of vehicles via the southern entrance and the outward movement of vehicles via the northern entrance shall be implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be maintained unless otherwise agreed in writing by the Local Planning Authority.

10. Reason. In the interests of highway safety.

Head of Planning Services
ufm38
Date 21st January 2003

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

11. Condition. The parking, turning, loading and unloading areas to be provided in association with the development shall be made available for use prior to the occupation of the buildings and thereafter used for no other purpose.

11. Reason. To ensure that satisfactory parking and servicing facilities will be available at all times to serve the premises.

12. Condition. Temporary facilities shall be provided clear of the highway for the parking, turning, unloading and loading of all vehicles visiting the site during construction in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority.

12. Reason. To minimise interference with the free flow and safety of traffic on the adjoining public highway.

13. Condition. Before the development is brought into use a cycle storage area shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle storage area shall be implemented in accordance with the approved details.

13. Reason. In order to ensure that facilities are available for cyclists.

14. Condition. Prior to the erection of or installation of any outdoor lighting onsite a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved scheme.

14. Reason. In order to ensure that the lighting scheme is in accordance with the District Council's Supplementary Planning Guidance: External Artificial Lighting (1998).

15. Condition. The product display area shall only be used for the display of show properties and for no other purpose unless otherwise agreed in writing by the Local Planning Authority. Upon cessation of the applicants use of the site the show properties shall be cleared from site and the land restored in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

15. Reason. In order to ensure that the development is operated in the manner contemplated by the Local Planning Authority in accordance with Policy e13 of the Huntingdonshire Local Plan, 1995.

16. Condition. The product display area shall only be used between 9.00am and 5.30pm Monday to Saturday and 10.00am to 4.00pm on Sundays, Bank and Public Holidays.

16. Reason. In order to ensure that the development is operated in the manner contemplated by the Local Planning Authority in accordance with Policy e13 of the Huntingdonshire Local Plan, 1995.

Head of Planning Services
ufm38
Date 21st January 2003

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

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

The Approved Development Plan which comprises:
The Cambridgeshire Structure Plan 1995
The Huntingdonshire Local Plan 1995 as altered by the Huntingdonshire Local Plan Alteration 2002
Other relevant planning guidance:
PPG1 General Policy and Principles 1997

Head of Planning Services
ufm38
Date 21st January 2003

Huntingdonshire DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

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.** 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 unless the decision relates to an advertisement in which case the appeal should be made within eight weeks. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). 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.

2. 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.

3. 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.

4. 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.

Head of Planning Services
ufm38
Date 21st January 2003

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

OFFICE BUILDING FOR POTTON LIMITED.
ELTISLEY ROAD, GREAT GRANSDEN, SG19 3AR

LOCATION PLAN

00338/05



© Crown copyright 2001. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:2500

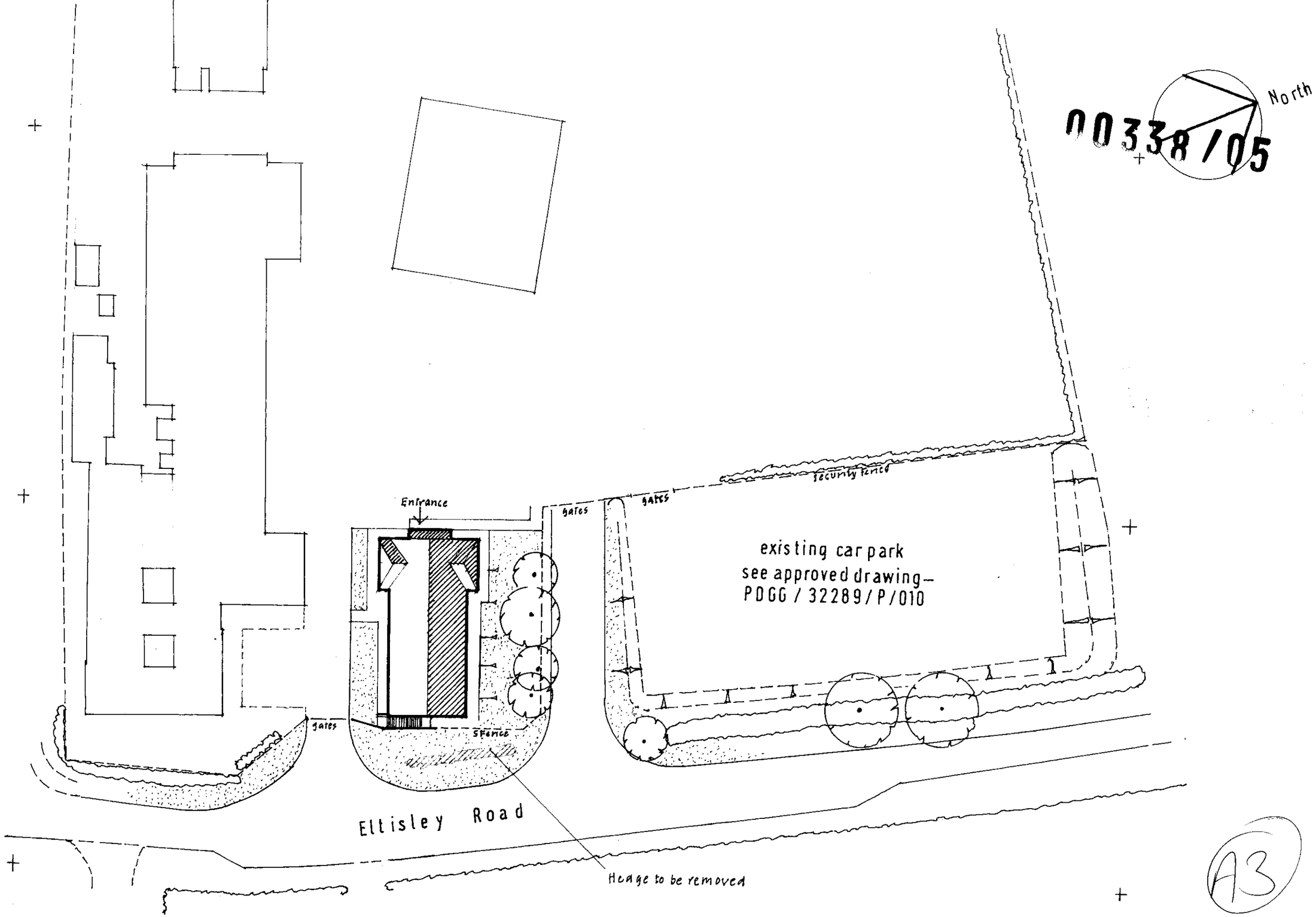
RECEIVED
- 2 FEB 2005
PLANNING SERVICES

SCALE 1:2500

PLAN NO. P-006/P/3

AL

0033 8/05

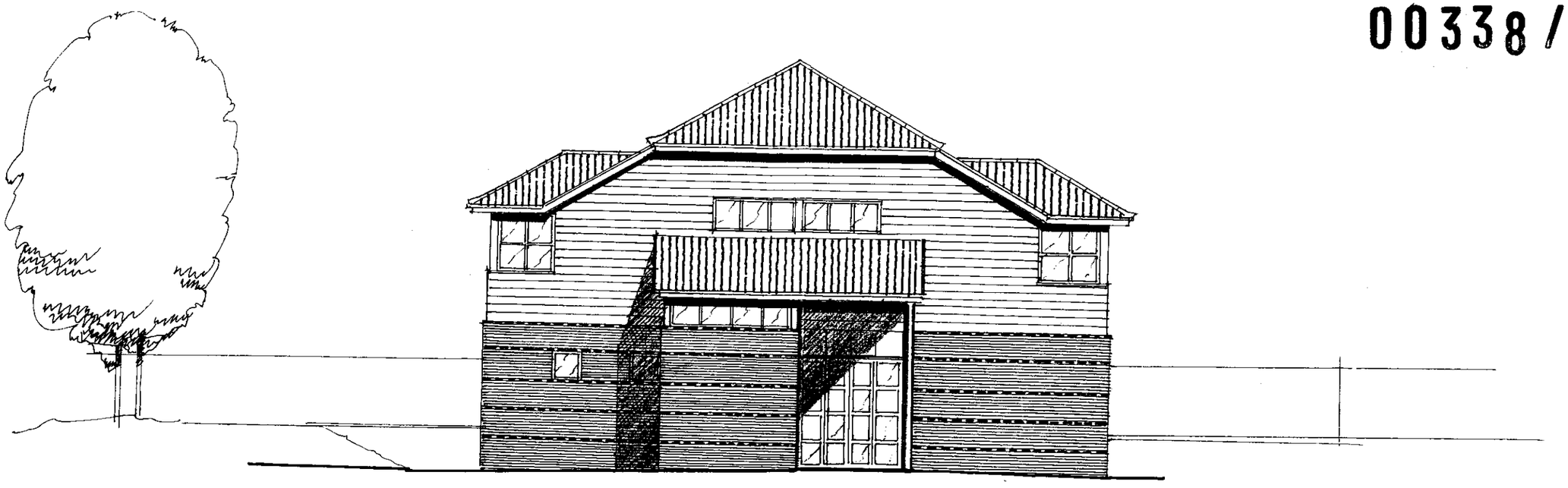


A3

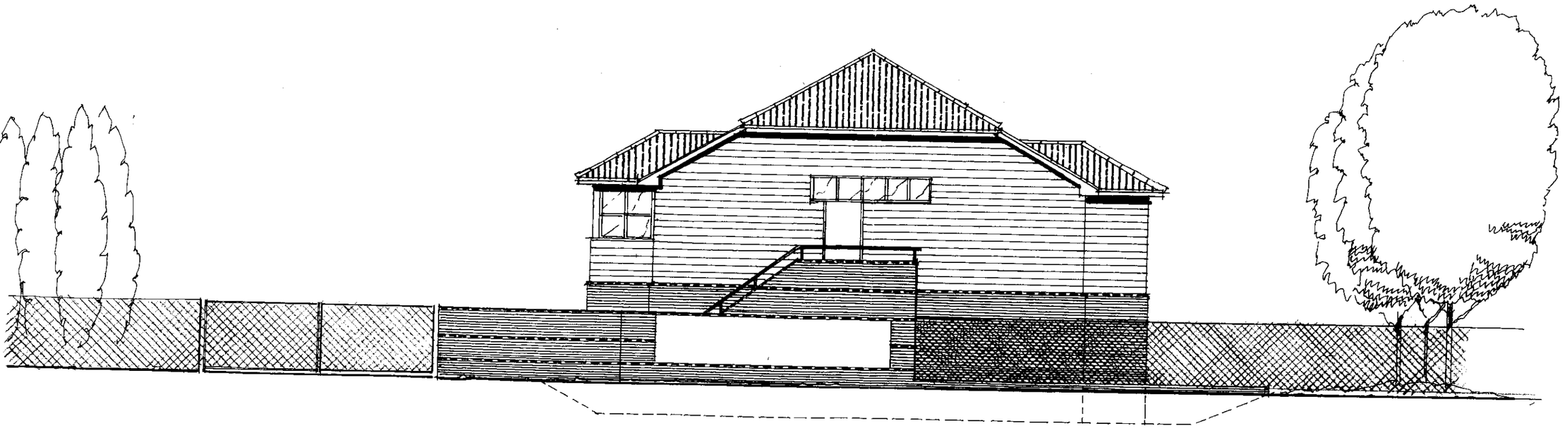
Site Plan 1·500
Please read in conjun'tion with outline planning permission ref-0212903OUT

PROPOSED OFFICE BUILDING AT
POTTON LTD.. ELTISLEY ROAD
GREAT GRANSDEN. SANDY. BEDS
Drwg N° PDGG / 32289 / P / 10

00338/05



N.W. Elevation-main entrance



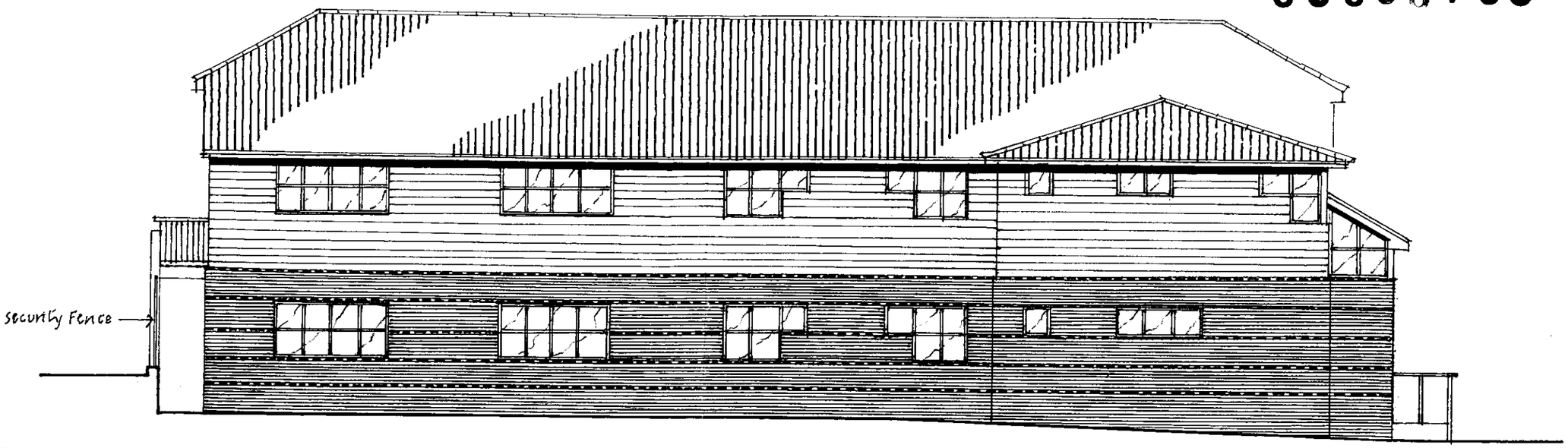
S.E. Elevation facing Eltisley Road
scale 1·100

A3

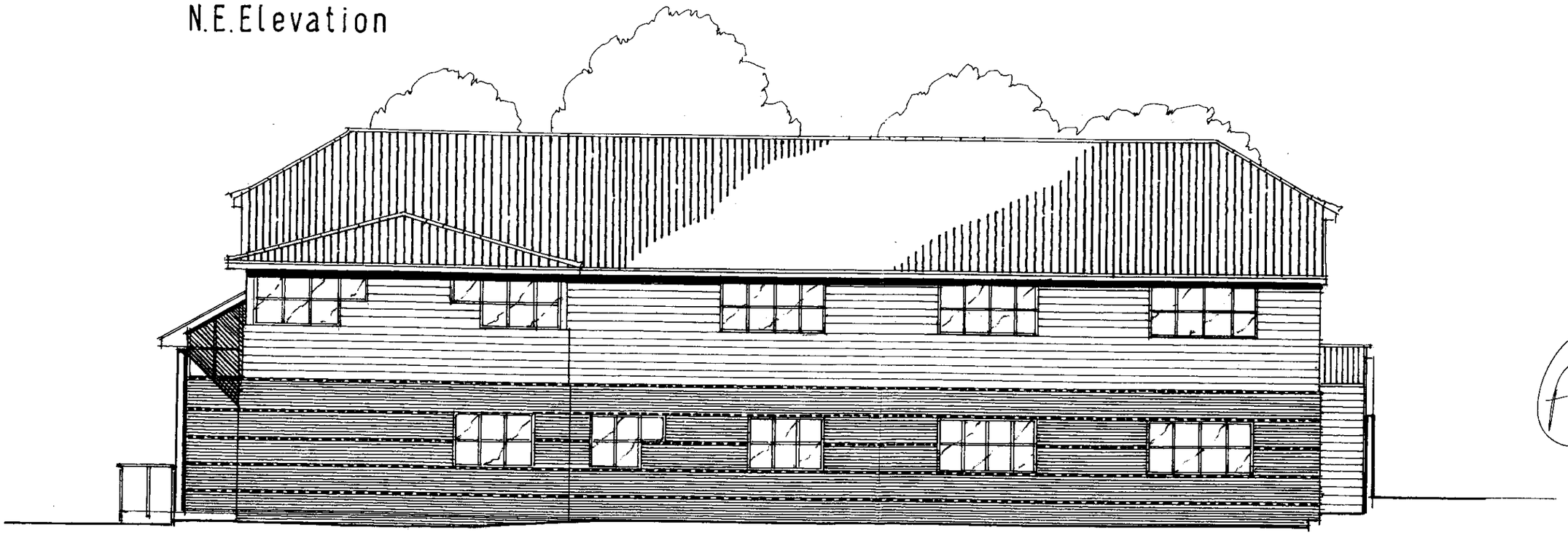
PROPOSED OFFICE BUILDING AT
POTTON LTD., ELTISLEY ROAD
GREAT GRANSDEN, SANDY, BEDS.

Drwg N° PDGG/32289/P/13

00338/05



N.E. Elevation



S.W. Elevation
scale 1·100

A3

PROPOSED OFFICE BUILDING AT
POTTON LTD., ELTISLEY ROAD
GREAT GRANSDEN, SANDY, BEDS
Drwg N° PDGG / 32289/P/14

00338 / 5

23·800

3·400 spacing of main beams

Brick Paviors

Ramp up

Grass

Planting

Gravel Maintenance strip

security fence

gents

cpd

ladies

dis

lift rm

lift

up

meeting room

sales manager

sales

main entrance

Level Threshold

lobby

reception

computers

post

desk

meeting room

manager

Steel Tubular Handrail & Balustrading

Company Sign to be agreed in due course.

Gravel Maintenance Strip

up

Ramp up Brick paviors

Planting

Grass

Grass

existing service road

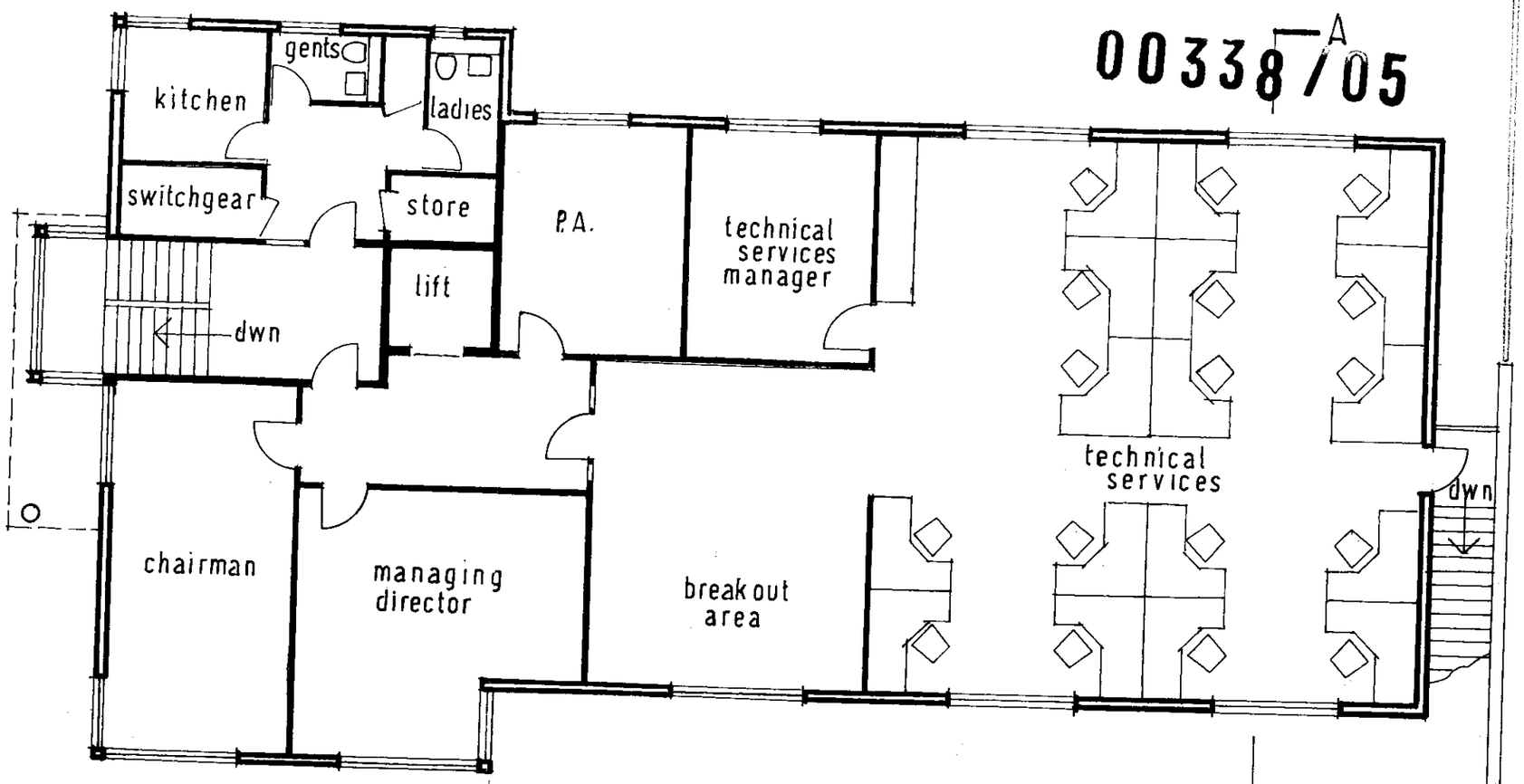
10·000

Ground Floor Plan
scale 1·100

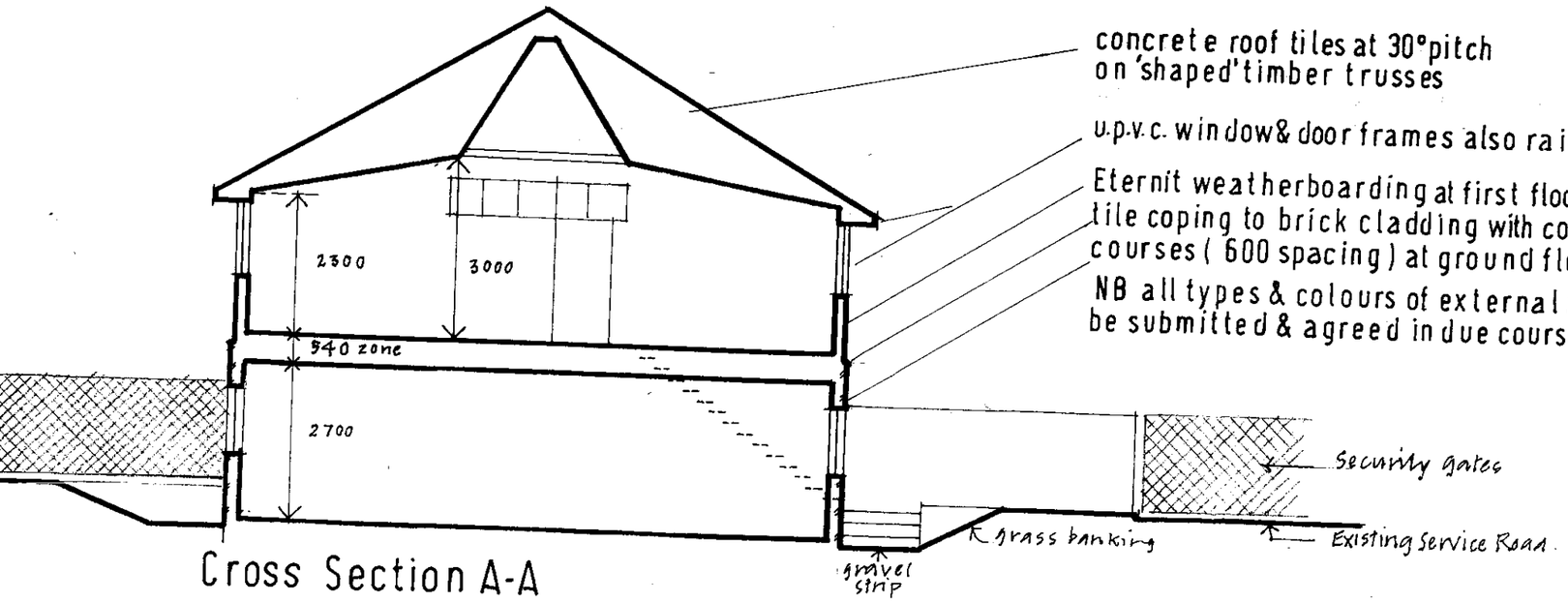
PROPOSED OFFICE BUILDING AT
POTTON LTD. ELTISLEY ROAD
GREAT GRANSDEN. SANDY. BEDS

Drwg N° PDGG / 32289 / P / 11

00338/05



First Floor Plan 1-100



Cross Section A-A

A3

PROPOSED OFFICE BUILDING AT POTTON LTD. ELTISLEY ROAD GREAT GRANSDEN. SANDY. BEDS

Drwg Nº PDGG/ 32289/P/12

Application Number: 0500338REM

TOWN & COUNTRY PLANNING ACT, 1990

APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PLANNING PERMISSION

Potton Ltd
c/o D H Barford + Co
Howard House
17 Church Street
St Neots
Cambs PE19 2BU

Refer to outline planning permission No.: 0212903OUT

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 for the erection of office building Potton Ltd Eltisley Road Great Gransden Sandy Bedfordshire SG19 3AR

in accordance with your application received on 8th February 2005 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. All the conditions specified in the outline planning permission referred to above with the exception of the reservation of the matters hereby approved remain extant.

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. Notwithstanding the submitted materials, 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.

2. 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.

3. 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

Head of Planning Services
ufm2.rtf
Date 24th March 2005

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

determined the proposal on the basis of the submitted information the application is hereby approved subject to the conditions specified above.

4. Note to applicant. In approving the application the relevant Development Plan Policies and/or material considerations were identified as P1/3, P2/2 and P2/6 of the Cambridgeshire and Peterborough Structure Plan (2003), E1, E8, E11, E13, En21 and En25 of the Huntingdonshire Local Plan (1995) and advice contained within the Huntingdonshire Design Guide (2004)

Head of Planning Services
ufm2.rtf
Date 24th March 2005

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN

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 from the date of this decision notice.**
   - **Eight weeks from 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.

Head of Planning Services
ufm2.rtf
Date 24th March 2005

Huntingdonshire
DISTRICT COUNCIL
Pathfinder House St Mary's Street Huntingdon PE29 3TN