TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Robinsons Of Kimbolton
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**

Residential development (0.14 hectares)
Land Adj. 33 And 35 Thrapston Road Kimbolton Huntingdon Cambridgeshire

in accordance with your application received on 29th January 2001 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. 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 and hard surfacing materials.

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4. Reason. To enhance the appearance of the development in accordance with Policy En20 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 enhance the appearance of the development in accordance with Policy En20 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 work is carried out within a reasonable period.

7. Condition. No dwelling shall be occupied until such time as the access thereto from the existing highway has been laid out and constructed.

7. Reason. In the interests of highway safety.

8. Condition. No dwelling shall be occupied until such time as the permanent space to be reserved on site for turning and parking has been provided. The turning and parking space shall thereafter be used for no other purpose.

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

9. Condition. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

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

10. Condition. No development shall commence until details of the surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.

10. Reason. To ensure satisfactory drainage of the site in accordance with Policy P6/4 of the Cambridgeshire and Peterborough Structure Plan, 2003 and Policy CS8 of the Huntingdonshire Local Plan, 1995.

11. Condition. The minimum ground floor level of any building involved in the development must be at least 32.88 metres O.D.N. unless otherwise agreed in writing by the Local Planning Authority.

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11. Reason. To provide reasonable freeboard against flooding in accordance with Policy P6/3 of the Cambridgeshire and Peterborough Structure Plan, 2003 and Policy CS8 of the Huntingdonshire Local Plan, 1995.

12. Condition. No development shall commence on site until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public/buildings/environment when the site is developed. The development shall not commence until the measures approved in the scheme have been implemented.

12. Reason. To mitigate the potential risks associated with contaminated land.

13. Condition. Notwithstanding the provisions of schedule 2, Part 1, Class E, of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order with or without modification) the erection of any building within the curtilage of any dwelling shall not be allowed without the granting of a specific planning permission.

13. Reason. To prevent increased risk of flooding to other land/properties due to impedance of flood flows and reduction of flood storage capacity in accordance with Policy P6/3 of the Cambridgeshire and Peterborough Structure Plan, 2003 and Policy CS8 of the Huntingdonshire Local Plan, 1995.

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

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

15. Condition. The details to be submitted pursuant to Condition 1 of this permission shall provide for a form of development that follows the details shown on the illustrative plan received by the Local Planning Authority on 8 June 2001. The detailed scheme shall provide for the construction of a single storey dwelling to the rear of the site, having no rooms in the roof space, that is orientated away from the properties in Thrapston Road.

15. Reason. In order to ensure that the development takes place in the manner contemplated by the Local Planning Authority in the interests of the residential amenities of the locality.

16. Note to applicant. This 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.

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

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18. 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.

19. Note to applicant. In approving the application the relevant Development Plan Policies and/or material considerations were identified as policies P1/3, P7/6, P6/3 and P6/4 in the Cambridgeshire and Peterborough Structure Plan 2003, policies H31 En2 En9, En12, En20, CS8, CS9 in the Huntingdonshire Local Plan 1995 and Policies STR2, STR5, HL5 HL7, HL8 in the Huntingdonshire Local Plan Alteration 2002.

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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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