Application Number: 0100055OUT

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Cambridgeshire County Council
C/o John Martin And Associates
Farm Hall Offices
West Street
Godmanchester
Huntingdon Cambs PE29 2HG

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

Residential development following demolition of existing buildings at Springfields School Thames Road Huntingdon Cambridgeshire PE29 1QW

in accordance with your application received on 9th January 2001 and the plans, drawings and documents which form part of the application for 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. Plans and particulars of the reserved matters referred to in the condition above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

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. 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.

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. 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.

S.R. Ingram

Development Control Manager
Operational Services Directorate
ufm105.rtf
Date 15th December 2005

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4. 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.

5. Condition. No dwelling shall be occupied until the part of the highway which provides access to it has been constructed in accordance with the approved plans.

5. Reason. In the interests of highway safety.

6. Condition. No dwelling shall be occupied until the road and footway linking the dwellings to the existing public highway network have been completed to basecourse level

6. Reason. In the interests of highway safety.

7. Condition. No development shall commence until details of the foul and 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.

7. 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.

8. Condition. The plans and particulars submitted in accordance with condition (1), shall include details of the size, species and positions or density of all trees to be planted and the proposed time of planting.

8. Reason. For the avoidance of doubt.

9. Condition. Details of the Public Open Space to be provided including equipped children's play areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site and thereafter implemented in accordance with the approved details prior to the occupation of 50% of the dwellings hereby approved unless otherwise agreed in writing by the Local Planning Authority.

9. Reason. To ensure the development provides appropriate levels of Public Open Space.

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

11. Note to applicant. This decision is based upon the submitted application as amended by letter dated 26 April 2001.

12. 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

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

13. Note to applicant. In approving the application, the relevant Development Plan policies and/or material considerations were identified as Local Plan Policies R7, R8, R17, En12, En18 and En20 and in the Local Plan Alteration OB1, OB3, AH1 and AH2.

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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 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.

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