Application Number: 0102801OUT

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Meyer International Finance And Property PLC
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 (5.2 hectares)
at Former Jewsons, Former Lordgate, LEL & Adjoining Land London Road St. Ives Cambridgeshire

in accordance with your application received on 18th December 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 access; appearance; landscaping; layout; and scale (hereinafter 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 and Country Planning Act 1990, as amended.

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 and Country Planning Act 1990, as amended.

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 and Country Planning Act 1990, as amended.

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Operational Services Directorate
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Date 24th October 2007

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4. Condition. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

4. Reason. To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended.

5. Condition. Unless otherwise agreed in writing by the local planning authority, the details to be submitted pursuant to Condition 1 (reserved matters) in respect of access, landscaping, the number of dwellings, scale and layout shall accord with the principles established by the "Design Brief Statement" prepared by John Martin and Associates and received 11th October 2006.

5. Reason. The local planning authority is satisfied that the projected scheme in the Design Brief Statement will ensure a satisfactory and comprehensive development in accordance with national and local policy guidance.

6. Condition. Unless otherwise agreed in writing by the local planning authority the development footprint (buildings, roads, driveways and footpaths) shall not exceed 2.3ha, the finished road levels shall be a minimum of 6.42m ODN, the finished floor levels shall be a minimum of 7.02m ODN and the development shall be carried in two phases, the extent of which shall be agreed in writing by the Local Planning Authority before any development is commenced.

6. Reason. To prevent increased risk of flooding in accordance with Policy CS8 of the Huntingdonshire Local Plan, 1995.

7. Condition. If within a period of five 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.

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. No development shall commence until a scheme for the improvement of the existing footway along the site frontage and linking back to Low Road/Hemingford Road junction has been implemented in accordance with a scheme to be submitted to and approved in writing by the local planning authority to create a dual use footway/cycleway.

8. Reason. To ensure that there is an appropriate pedestrian and cycle link to St Ives in accordance with sustainable objectives of national and local policies.

9. Condition. The existing buildings shall be demolished and the land uses cease before the construction of any dwelling.

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9. Reason. The retention of the existing employment buildings and uses including the LEL night club use would be incompatible with residential development by reason of potential noise, nuisance and pollution issues.

10. Condition. No development shall take place within the application site area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

10. Reason. To safeguard archaeological interests in accordance with Policy En12 of the Huntingdonshire Local Plan, 1995.

11. Condition. No development shall take place until a scheme to deal with any 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 any contamination and the measures to be taken to avoid risk to the public when the site is developed.

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

12. 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 approved works shall be constructed in accordance with the approved details prior to the occupation of any dwelling.

12. Reason. To ensure satisfactory drainage of the site in accordance with Policy CS8 of the Huntingdonshire Local Plan, 1995.

13. Condition. No development shall commence until full details of hard landscaping 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, hard surfacing materials, equipped play areas, refuse or other storage containers and any lighting.

13. Reason. To enhance the appearance of the development in accordance with Policy En20 contained in the Huntingdonshire Local Plan, 1995.

14. 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.

14. Reason. To enhance the appearance of the development in accordance with Policy En20 contained in the Huntingdonshire Local Plan, 1995.

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15. Condition. Before development commences, a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development hereby permitted is first occupied or an alternative timescale agreed in writing by the Local Planning Authority.

15. Reason. To ensure that emergency water supplies are available to serve the development.

16. 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 and the Huntingdonshire Interim Planning Policy Statement 2007, 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.

17. Note to applicant. In approving the application the relevant Development Plan Policies and/or material considerations were identified as Regional Planning Guidance 6, PPS1 – General Principles, PPS3 - Housing, PPS7 – Sustainable Development in Rural Areas, PPG13 – Transport, PPG17 – Planning for Sport and Recreation, PPG23 – Planning and Pollution Control, PPG24 – Planning and Noise and PPS25 – Development and Flood Risk; Policies P6/1, STR1, STR3, STR6, HL5, HL6, HL7, AH4, OB1 and OB2.

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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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