Application Number: 0001485OUT

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**

Demolition of existing buildings and redevelopment for residential purposes at Bushmead Junior School Bushmead Road Eaton Socon St. Neots Cambridgeshire

in accordance with your application received on 31st August 2000 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. 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 on site until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.

S.R. Ingram
Development Control Manager
Operational Services Directorate
ufm37.rtf
Date 15th December 2005

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and these works shall be carried out as approved. These details shall include tree and shrub planting and hard surface materials.

4. Reason. To enable the Local Planning Authority to retain control of the development in the interests of visual amenity in accordance with Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan, 2003, and Policy En25 of 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 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 plans and particulars submitted in accordance with condition 4 above shall include:
a) a plan showing the location of, and allocating a reference number to each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each tree;
b) details of the species, diameter (measured in accordance with paragraphs (a) above, and the approximate height, and an assessment of the general health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply:
c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;
d) details of any proposed alterations in existing ground levels, and of excavation, (within the crown spread of any retained tree or any tree on land adjacent to the site) (within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree);
e) details of the specification and position of fencing (and of any other measures to be taken) for the protection of any retained tree from damage before or during the course of development.

7. Reason. To safeguard the existing trees.

8. Condition. No development shall take place on site until detailed plans of the roads and footpaths, cycleways, highway drainage and lighting (including links to the existing network) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented as approved. No dwelling shall be occupied until such time as

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the roads and footways that provide access to it have been constructed unless otherwise agreed in writing by the Local Planning Authority.

8. Reason. In order to ensure that access is available to serve the residents of the development.

9. Condition. Visibility splays at road junctions and on the inside of bends shall be laid out and constructed to form part of the highway and not enclosed within the curtilages of the adjoining properties.

9. Reason. In the interests of highway safety.

10. Condition. Prior to the commencement of the development a scheme for the management of construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for temporary facilities clear of the highway for the parking, turning, loading and unloading of all vehicles visiting the site during construction. The development shall be implemented in accordance with the approved scheme.

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

11. 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.

11. 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.

12. Condition. No development shall commence until a detailed scheme for the attenuation of noise from the A1 Trunk Road and the protection of dwellings within the site has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the scheme shall provide for a landscaped amenity strip 10 metres wide along the boundary adjacent to the A1 Trunk Road that shall not be built on. The scheme shall be implemented in accordance with the approved details and retained thereafter.

12. Reason. In order to safeguard the residential amenities of future occupants in accordance with Policy H38 of the Huntingdonshire Local Plan, 1995.

13. 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.

13. Reason. In order to ensure that there is a satisfactory relationship between the existing and proposed development.

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14. Condition. Prior to the occupation of 50% of the dwellings within the development the incidental areas of public open space, including an equipped play area, shall be laid out and constructed in accordance with a detailed scheme that has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

14. Reason. To ensure that facilities are available in accordance with Policy R7 of the Huntingdonshire Local Plan, 1995.

15. Condition. No dwelling shall be occupied until a scheme for the provision of fire hydrants has been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

15. Reason. To ensure that facilities are available for the fire and rescue service in accordance with Policy LPS1 of the Huntingdonshire Local Plan, 1995.

16. Condition. No development shall take place within the area indicated 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.

16. Reason. To safeguard archaeological interests.

17. 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.

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

19. 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.

20. 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, OB4, 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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