Application Number: 01/00232/OUT

TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Mr And Mrs R Reynolds
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
at Land At Lion Farm High Street Abbotsley St. Neots Cambridgeshire

in accordance with your application received on 30th 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 design, and external appearance of the buildings, the means of access thereto and the landscaping of the site (herein 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. 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.

Head of Planning Services
ufm2
Date 24th August 2001

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

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. Adequate space shall be provided within the site to enable vehicles to enter and leave in forward gear and park clear of the public highway.

5. Reason. In the interests of highway safety.

6. 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.

6. Reason. To ensure satisfactory drainage of the site in accordance with policy CS8 of the Huntingdonshire Local Plan 1995 and policy SP8/4 of the Cambridgeshire Structure Plan 1995.

7. 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.

7. Reason. To safeguard archaeological interests.

8. Condition. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that order with or without modification), Part 1 Schedule 2 Classes A,B,C,D or E the dwellings shall not be extended, roofs altered, buildings and enclosures erected without the prior written consent of the Local Planning Authority.

8. Reason. In the interests of residential amenity.

9. Condition. This permission shall extend only to the application as amended by letters and plans received 11 April, 25 June and 18 July 2001.

9. Reason. For the avoidance of doubt.

10. 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
Other relevant planning guidance (if any).
PPG1, PPG3, PPG15, PPG16

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