Application Number: 01/00006/S73

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

E C Hampton Wholesale Ltd
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 **GRANT PERMISSION** for:

Variation of time limit condition on permission 91/0276 for residential development with public open space and woodland
at Land Off Headlands Fenstanton Huntingdon Cambridgeshire

in accordance with your application received on 2nd 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 the approval of the reserved matters shall be made to the Local Planning Authority before 9 April 2002.

2. Reason. To comply with Section 92 of the Town and Country Planning Act and to co-ordinate with the expiry period of application 91/0276.

3. Condition. The development hereby permitted shall be begun before 9 April 2003.

3. Reason. To comply with Section 92 of the Town and Country Planning Act and to co-ordinate with the expiry period of application 91/0276.

4. Condition. Conditions 3-16 inclusive and notes 1-11 inclusive of the planning permission reference 91/0276 dated 9 April 1998 continue to apply.

M E Sharp

Head of Planning Services
ufm10.rtf
Date 13th August 2001

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

4. Reason. For the avoidance of doubt.

5. Condition. The development shall not begin until a scheme to deal with the possible contamination of the site has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented in accordance with the approved details.

5. Reason. The site may be contaminated, in which case, remediation to a suitable standard will be needed. The investigation shall be completed in accordance with a recognised code of practice such as the NHBC Land Quality Standard 4.1. This is in accordance with policy H37 of the Huntingdonshire Local Plan 1995.

6. Note to applicant. The following planning policy documents and/or guidance are considered to be relevant to this decision: The Approved Development Plan (the Cambridgeshire Structure Plan 1995 and the Huntingdonshire Local Plan 1995), PPG1,3,7,13,16,23,25,the Huntingdonshire Local Plan Alteration May 1999, Cambridgeshire Landscape Guidelines and Fenstanton Conservation Area Character Statement.

7. Note to applicant. The applicant is advised that if the public right of ways over the site were to be temporarily obstructed during the construction period, a temporary 'Stopping-up' Order from Cambridgeshire County Council would be required.

8. Note to applicant. This application is the subject of a Supplemental Agreement to a Section 106 Agreement on planning application 91/0276. The original site area has been amended by the deletion of County Council land (previously proposed to be two car spaces in the car park south of the church).

Head of Planning Services
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Date 13th August 2001

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