Huntingdonshire District Council

CAMBRIDGESHIRE
TOWN AND COUNTRY PLANNING ACT, 1990

Application Number: 99/1276

PLANNING PERMISSION (Subject to Conditions)

To Nutbrook Developments Ltd
C/O Frank Shaw Associates Ltd
Boltons Warehouse
23 Tension Road
Cambridge
CB1 2DG

Huntingdonshire District Council in pursuance of powers under the above Act hereby GRANT PERMISSION for

Conversion & alterations to form 26 dwelling units & 3 retail units at: Paines Brewery Market Square St Neots

in accordance with your application received on 25 Aug 1999

and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

2. Details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development to which this permission relates.

3. No development shall commence on site until details of the hard surfacing materials to be used including a detailed scheme for the retention and re-use of the existing hard surfacing materials has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

4. 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.

5. The minimum ground floor level of any building involved in

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the development must be at least 16.42 metres O.D.N. unless otherwise agreed in writing by the Local Planning Authority.

6. Before any development is commenced details of the existing and proposed levels of all buildings or structures and the levels of the site of 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.

7. No raising of ground levels shall take place within the flood plain without the prior written consent of the Local Planning Authority.

8. 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.

9. No dwelling with the development shall be occupied until such time as the frontage buildings hatched green on the plan attached hereto have been restored in accordance with a detailed repair scheme including the structural steel frame have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

10. No development shall take place on site until details of the rainwater goods, decorative brick details, lighting columns, refuse storage areas, and meter boxes have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved.

11. No development shall commence on site until a detailed scheme showing the traffic management measures to be implemented at the Brook Street access have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the development.

12. No dwelling shall be occupied until the part of the highway

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which provides access to it has been constructed in accordance with the approved plans.

13. Notwithstanding the provisions of the submitted plans a detailed scheme for the treatment of the basements shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The detailed scheme shall thereafter be implemented as approved.

14. Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

15. The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public/buildings/environment when the site is developed.

16. Development shall not commence until the measures approved in the scheme have been implemented.

17. The clock to the frontage building shall be restored and reinstated in accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of first dwelling unless otherwise agreed in writing. The scheme shall be implemented in accordance with the approved details.

18. Notwithstanding the plans hereby approved a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority showing the extent and works of alteration to form any use within Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 prior to the commencement of development to implement the said use. The detailed scheme shall be implemented as approved.

19. Notwithstanding the plans hereby approved details shall be submitted to and approved in writing by the Local Planning Authority showing the ventilation and extraction systems to be installed to serve any use within Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 prior to the commencement of development to implement the said use. The details shall be implemented

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as approved.

20. No use within Class A3 to the Schedule of the Town and Country Planning (Use Classes) Order 1987 shall commence until details of the hours of operation have been submitted to and approved in writing by the Local Planning Authority. The use shall thereafter be undertaken in accordance with the approved details.

21. The development shall be carried out in complete accordance with Drawings 99044/100 Rev.F; 101 Rev.E; 102 Rev.E; 103 Rev.E; 110 Rev.E; 111 Rev.E; 112 Rev.D and 113 Rev.F received by the Local Planning Authority on 4th November 1999 and the amended site plan received by the Local Planning Authority on 8th December 1999.

The reasons for the Council's decision to grant permission for development subject to the compliance with the conditions hereinbefore specified are:

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act, 1990.

2. To ensure a satisfactory external appearance and grouping of materials.

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4. To ensure satisfactory drainage of the site.

5. To provide reasonable freeboard against flooding.

6. To enable the Local Planning Authority to retain control of the development to which this permission relates.

7. To prevent increased risk of flooding.

8. To safeguard archaeological interests.

9. To ensure that the development takes place in the manner contemplated by the Local Planning Authority.

10. To enable the Local Planning Authority to retain control

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of the development in the interests of safeguarding the character of Buildings of Special Architectural and Historic Interest.

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

12. To ensure that access is available to serve the dwelling to which it relates.

13. To ensure that the development takes place in the manner contemplated by the Local Planning Authority.

14. To mitigate the potential risks associated with contaminated land.

15. To mitigate the potential risks associated with contaminated land.

16. To mitigate the potential risks associated with contaminated land.

17. To ensure that the development takes place in the manner contemplated by the Local Planning Authority.

18. To enable the Local Planning Authority to retain control of the development in the interests of safeguarding the character of Buildings of Special Architectural and Historic Interest.

19. To enable the Local Planning Authority to retain control of the development in the interests of visual and residential amenity.

20. To enable the Local Planning Authority to retain control of the development in the interests of visual and residential amenity.

21. For the avoidance of doubt and to ensure a satisfactory standard of development.

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Notes to Applicants

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

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