TOWN & COUNTRY PLANNING ACT, 1990

OUTLINE PLANNING PERMISSION

Standard Products Ltd
C/o Hutchinsons
16 High Street
Kimbolton
Huntingdon
Cambs PE28 0HA

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **PERMIT**

Residential Development (2.2 hectares)
Land Off Ullswater And Handcrofts Lane Ullswater Huntingdon Cambridgeshire

in accordance with your application received on 23rd August 2000 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 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 until full details of both hard and soft landscape 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 the treatment of all ground surfaces, the materials to be used and the disposition of the various elements.

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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 En20 contained in the Huntingdonshire Local 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. 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.

7. 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.

8. Condition. No development shall commence on site until a flood mitigation scheme has been implemented in accordance with the details that are the subject of a full application registered on 29 August 2000 under reference 00/01448/FUL or such other scheme as may be submitted to and approved in writing by the Local Planning Authority. The flood mitigation scheme shall be carried out in accordance with the approved details prior to the occupation of the first dwelling.

8. Reason. In order to prevent flooding in accordance with Policies P6/3 and P6/4 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy CS8 of the Huntingdonshire Local Plan, 1995.

9. Condition. The flood mitigation scheme referred to in Condition 8 above shall provide for the installation of weed screen on the upstream face of the railway line culvert and vehicular access thereto in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The weed screen and vehicular access shall be constructed in accordance with the approved details prior to the occupation of the development.

9. Reason. In order to prevent flooding in accordance with Policies P6/3 and P6/4 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy CS8 of the Huntingdonshire Local Plan, 1995.

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10. 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 be implemented in accordance with the approved details.

10. Reason. In order to produce a satisfactory relationship with neighbouring property and to prevent flooding in accordance with Policies P6/3 and P6/4 of the Cambridgeshire and Peterborough Structure Plan 2003 and Policy CS8 of the Huntingdonshire Local Plan, 1995.

11. 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.

11. Reason. To safeguard archaeological interests.

12. Condition. No development shall take place on site until a scheme that provides for the protection of the dwellings from noise from the adjacent railway line and A14 road has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the dwelling to which it relates is occupied.

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

13. Condition. No development shall commence on site until detailed plans have been submitted to and approved in writing by the Local Planning Authority of the access roads, footpaths, cycleways, highway drainage and street lighting systems. The development shall thereafter be implemented in accordance with the approved details.

13. Reason. In order to ensure that access is available to serve the development.

14. Condition. The detailed plans to be submitted pursuant to Condition 13 above shall provide for the construction of a footpath/cycle path between Ullswater and Handcrofts Lane towards the town centre and from Handcrofts Lane to link with the existing footpath/cycle path that adjoins the northern boundary of the site. The footpath/cycle paths shall be constructed in accordance with the approved details prior to the commencement of development and in addition the existing fence under the railway bridge shall be removed in accordance with the letters received from Castlemore dated 22 July 2005 and 27 September 2005 prior to the commencement of development.

14. Reason. To ensure that facilities are available for pedestrians and cyclists.

15. Condition. No dwelling shall be occupied until that part of the highway that provides access to it has been constructed in accordance with the approved plans.

15. Reason. In order to ensure that access is available to serve the dwelling.

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16. 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 development shall thereafter be implemented in accordance with the agreed scheme.

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

17. Condition. No building, engineering, loading or unloading operations shall take on site before 0700 hours or after 1900 hours on weekdays, before 0730 hours or after 1230 hours on Saturdays and at no time on Sundays or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

17. Reason. In order to safeguard the residential amenities of the locality.

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

18. Reason. In order to ensure that satisfactory facilities are available for the fire and rescue service.

19. Condition. No development shall commence on site until a scheme to deal with 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 contamination and the measures to be taken to avoid the risk to the public/buildings/environment when the site is developed. The development shall not commence until the measures approved in the scheme have been implemented.

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

20. Condition. Written approval of the details of the density, scale and housing mix of the development shall be obtained from the Local Planning Authority before any development hereby permitted is commenced.

20. Reason. To ensure that density, scale and housing mix are in accordance with Policy P5/3 in the Cambridgeshire and Peterborough Structure Plan 1995 and Policy HL6 in the Huntingdonshire Local Plan Alteration 2002 and the Supplementary Planning Guidance in respect of Housing Mix.

21. 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.

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

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23. 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.

24. Note to applicant. In approving the application the relevant Development Plan Policies and/or material considerations were identified as Policies P5/3 P5/4 P6/1 P6/3 and p6/4 in the Cambridgeshire and Peterborough Structure Plan 2003, Policies H38 R7 R8 En12 En13 En18 T19 T20 CS8 in the Huntingdonshire Local Plan 1995 and Policies STR1 STR2 STR3 HL5 HL6 AH4 OB1 and OB2 in the Huntingdonshire Local Plan Alteration 2002.

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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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