Application Number: 01/01669/REM

TOWN & COUNTRY PLANNING ACT, 1990

APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PLANNING PERMISSION

Alfred McAlpine Homes, McLean Homes, Prowting Homes
c/o Woods Hardwick Ltd
17 Goldington Road
Bedford
MK40 3NH

Refer to outline planning permission No.: 61H0469/950

Huntingdonshire District Council in pursuance of powers under the above mentioned Act, hereby **APPROVE** the following matter(s) which had been reserved for later approval in the outline planning permission referred to above.

Approval of siting, design and means of access for 118 dwellings with roads, sewers and ancillary works
at O.S. 5374, 6377, 6846, 2600, 0052, 0076, 3850, 0513 West Of Barford Road Eynesbury St. Neots Cambridgeshire

in accordance with your application received on 23rd July 2001 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. All conditions specified in the outline planning permission referred to above with the exception of the reservation of the matters hereby approved.

1. Reason. In order to ensure that the outline planning permission is complied with.

2. Condition. This permission does not discharge Conditions 4, 8-12, 14-16, 19, 21, 22, and 28 attached to the outline planning permission granted on 15 December 1999.

2. Reason. For the avoidance of doubt.

3. Condition. Details of the type colour and texture of all materials to be used for the external surfaces of the dwellings 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. The development shall be implemented in accordance with the approved details.

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Date 18th February 2002

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3. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995.

4. Condition. Prior to the commencement of the development details of the hard surface materials to be used for the parking and circulation areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

4. Reason. To ensure a satisfactory external appearance and grouping of materials in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995.

5. Condition. Prior to the commencement of the development details of the method of lighting and extent of illumination to the parking areas serving Plots A2/28 - A2/31 inc., A2/48 - A2/52 inc., M2/2 - M2/4 inc., M2/13 - M2/20 inc., M2/30 - M2/34 inc., S2/2 - S2/5 inc., S2/9 - S2/16 inc., S2/20 - S2/24 inc., S2/30 - S2/32 inc., and S2/34 - S2/37 inc., shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved prior to the occupation of the dwelling to which it relates and thereafter maintained.

5. Reason. In the interests of safety and the amenity of residents and in order to ensure that the lighting scheme is in accordance with the District Councils Supplementary Planning Guidance: External Artificial Lighting (1998).

6. Condition. Notwithstanding the plans hereby approved details of the screen walls and fences to be erected in association with the dwellings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The screen walls and fences shall be erected in accordance with the approved details prior to the occupation of the dwelling to which it relates.

6. Reason. In order to enable the Local Planning Authority to retain control of the development in the interests of the residential amenities of the locality.

7. Condition. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, and D of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the enlargement, improvement, or alteration of any dwelling; the addition or alteration to its roof; or the construction of a porch outside any dwelling shall not be allowed without the granting of a specific planning permission.

7. Reason. In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the above mentioned Order.

8. Condition. Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no fence, gate, wall or other means of enclosure shall be erected within the cutilage of any dwelling houses that fronts onto a road or footpath.

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8. Reason. In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the above mentioned Order.

9. Condition. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification the covered parking areas to Plots A/23 - A2/27 inc., A2/32 and A2/33, A2/38 - A2/42 inc., A2/44 - A2/47 inc., A2/53, M2/5, M2/7 - M2/9 inc., M2/16 - M2/20 inc., M2/21, M2/28, and M2/35 - M2/40 inc. shall not be enclosed or otherwise altered without the granting of a specific planning application.

9. Reason. In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the above mentioned Order.

10. Condition. The development shall be carried out in complete accordance with the following drawings unless otherwise agreed in writing by the Local Planning Authority:

Site Location
14480/1056B Received 08.02.02

Site Layout
14480/1075B Received 08.02.02

McLean Homes
GAR/1/PH2
YOR/1/PH2
CH/PH2
LIT/1/PH2
SAL/1/PH2
WSM/1/PH2
TOVIL
MELLIS Received 08.02.02
207/EM/1 Rev A Received 13.02.02

Alfred McAlpine Homes
6384/06
6384/07
6384/08
6384/09
6384/10
6384/11
6384/12
6384/13
6373/DUKE Received 08.02.02
6373/DEACONETTE Received 08.02.02

Social Housing

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14622/100B
14622/101
14622/102
14622/104A
14622/105
14622/106
14622/107
14622/110
14622/111
14622/114
14622/115
14622/120
14622/121A Received 17.01.02
14622/122A Received 19.12.01
14622/123A Received 19.12.01
14622/124 Received 19.12.01
14622/125 Received 19.12.01

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

11. 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, PPG13 and SPG Ext.Artificial Lighting

12. Note to applicant. This permission shall be read in conjunction with planning permission 00/00635/S73 granted on 19 June 2000 that relates to the variation of Condition 18 attached to the outline planning permission granted on 15 December 1999.

13. Note to applicant. This permission shall be read in conjunction with planning permission 00/01152/S73 granted on 8 January 2001 that relates to the variation of Conditions 3, 11 and 19 attached to the outline planning permission granted on 15 December 1999.

14. Note to applicant. This permission shall be read in conjunction with planning permission 00/01576/S73 granted on 24 August 2001 that relates to the variation of Condition 24 attached to the outline planning permission granted on 15 December 1999.

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