Application Number: 00/01196/FUL

TOWN & COUNTRY PLANNING ACT, 1990

PLANNING PERMISSION

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

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

Site regrading and earthworks
at O.S. 5374, 6377, 6846, 2600, 0052, 0076, 3850, 0513 West Of Barford Road Eynesbury St. Neots Huntingdon Cambridgeshire

in accordance with your application received on 13th July 2000 and the plans, drawings and documents which form part of the application subject to the following condition/s and reason/s.

1. Condition. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

1. Reason. To comply with Section 91 of the Town & Country Planning Act, 1990.

2. Condition. Unless otherwise agreed in writing by the Local Planning Authority the only means of vehicular access to the site shall be from the existing B1043 Barford Road roundabout (adjacent to the supermarket).

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

3. Condition. With the exception of routine maintenance and pumping, all works of site preparation, extraction, earth moving, re-grading, compaction, and restoration shall take place between the hours of 7am to 5pm Monday to Friday and 7am to 1pm on Saturdays. There shall be no Saturday afternoon, Sunday or Bank Holiday working unless otherwise agreed in writing by the Local Planning Authority.

3. Reason. To protect the amenities of local residents.

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4. Condition. The delivery and removal of plant and machinery shall only take place between the hours of 7am to 5pm Monday to Friday and 7am to 1pm on Saturdays.

4. Reason. To protect the amenities of local residents.

5. Condition. Topsoil and subsoil arising from site operations shall be stored in separate bunds to a maximum height of 3 and 5 metres respectively unless otherwise agreed in writing by the Local Planning Authority. These stores shall be kept free of weeds and maintained in good amenity standard until required for restoration.

5. Reason. In the interests of visual amenity and the restoration of the site.

6. Condition. No topsoil, subsoil, or gravel shall be removed from the site without the prior written approval of the Local Planning Authority.

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

7. Condition. No topsoil, subsoil, or gravel shall be imported onto the site without the prior written approval of the Local Planning Authority.

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

8. Condition. Any fuel oil or chemical storage above ground and refuelling facilities shall be bunded to at least 110% of the tank capacity and constructed on an impermeable base with an independent sealed drainage system with no direct discharge to any watercourse, land or underground strata.

8. Reason. To prevent water pollution in accordance with policy CS8 of the Huntingdonshire Local Plan 1995 and policy SP8/4 of the Cambridgeshire Structure Plan 1995.

9. Condition. During the progression of all works on site precautions shall be taken to guard against the deposit of mud and other deleterious material on the public highway. Such precautions shall include washing facilities for the removal of mud and deleterious material from vehicles leaving the site.

9. Reason. In the interests of highway safety.

10. Condition. All plant and other machinery to be used on site shall be fitted with proprietary noise suppression equipment maintained in working order.

10. Reason. To protect the amenities of local residents.

11. Condition. The public right of way crossing the site shall be retained on its existing alignment and maintained free from any obstruction during the progression of all works unless otherwise agreed in writing by the Local Planning Authority.

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Date 27th February 2001

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11. Reason. For the avoidance of doubt.

12. Condition. The public right of way crossing the site shall be fenced to prevent unauthorised access to the works in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved scheme and maintained at all times during the course of the works.

12. Reason. In the interests of public safety.

13. Condition. The existing trees and hedges on site shall be retained and protected during the progression of the works in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The protection measures shall be implemented in accordance with the approved scheme and maintained at all times during the course of the works.

13. Reason. To safeguard existing trees and hedgerows and the visual character of the area in accordance with Policy En18 of the Huntingdonshire Local Plan, 1995.

14. Condition. Within three months of the date of this decision notice a detailed scheme for the restoration and landscaping of the site including the planting of trees and shrubs shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the first planting season following the completion of the works. Any trees or shrubs that die, become diseased or damaged or are removed from site shall be replaced with others of a similar species, size and number unless otherwise agreed in writing by the Local Planning Authority.

14. Reason. To enhance the appearance of the development in accordance with policy EN25 of the Huntingdonshire Local Plan 1995 and policy SP12/10 of the Cambridgeshire Structure Plan 1995..

15. Condition. A landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all structural landscape areas shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision notice. The management plan shall be implemented as approved upon completion of the works unless otherwise agreed in writing by the Local Planning Authority.

15. Reason. To ensure that the landscape scheme is properly maintained in accordance with policy EN20 and EN25 of the Huntingdonshire Local Plan 1995.

16. Condition. Before the mooring lake is brought into use details showing the number of berths, including pontoons and any associated works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

16. Reason. To enable the Local Planning Authority to retain control over the development in the interests of the amenities of the locality.

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17. Condition. The berths referred to in Condition 16 above shall only be used for private and domestic purposes by the occupiers of the proposed residential properties fronting the mooring lake and for no other purpose.

17. Reason. To enable the Local Planning Authority to retain control over the development in the interests of the amenities of the locality.

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

E1079/7 - Site plan
E1079/20A - Site section
E1079/40 - Site section
E1079/41 - site section
E1079/42 - Site section
E1079/43A - Plan showing location of site sections
E1079/46 - Plan of river inlet
E1079/100/C - Footpath/cycle path arrangement
E1079/101/B - Culvert detail
E1079/102/B - Culvert detail
K1358/03 Revision C7;5 - Footbridge
K1358/04 Revision A - Footbridge
K1358/07 - Sheet piling

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

19. Note to applicant. The following planning policy documents and/or guidance are considered relevant to this decision:

The approved Development Plan that comprises the Cambridgeshire Structure Plan, 1995, and the Huntingdonshire Local Plan, 1995

Other relevant guidance:

Planning Policy Guidance Note 1: "General Policy and Principles" (1997).

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