Application Number: 01/02549/HDC

TOWN & COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL REGULATIONS 1992 (AS AMENDED)

PLANNING PERMISSION

Huntingdonshire District Council
FAO G H Appleby
Pathfinder House
Huntingdon
PE29 3TN

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

Residential and local centre development (1.8 hectares)
at Land At Parkway Huntingdon Cambridgeshire

in accordance with your application received on 19th November 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 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 Development shall be carried out in accordance with the requirements of the design brief, as amended by the memo dated 14 December 2001

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4. Reason To ensure that the development takes place in the manner contemplated by the Local Planning Authority in the interests of the overall development of the site in accordance with Policy H13 of the Huntingdonshire Local Plan, 1995

5. Reason Development shall not commence until a scheme has been submitted to and approved by the Local Planning Authority in writing to secure the provision of social infrastructure, including affordable housing, open space and play equipment and its maintenance, structural landscaping and its maintenance, cycleway/pedestrian provision, and education requirements, in accordance with the requirements of the Huntingdonshire Local Plan 1995, in particular policies LPS1, H4, R3, R6, R7, and the Huntingdonshire Local Plan Alteration 1998, in particular policies AH2, OB1, OB5 and the approved development brief for this site

5 Reason. To ensure that the necessary social infrastructure is provided as part of the development in accordance with the requirements of the Huntingdonshire Local Plan 1995 and the Huntingdonshire Local Plan Alterations 1998 and the approved development brief.

6 Condition Development shall not commence until an Integrated Transport Assessment has been undertaken The development shall then be carried out strictly in accordance with the conclusions of this Integrated Transport Assessment and the time scales for implementation of any required works or improvements shall be agreed in writing with the Local Planning Authority, prior to any development works commencing

6 Reason In the interest of Highway safety and to ensure access to the site by a choice of modes of travel

7 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 proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, minor artefacts and structures, (eg furniture, play equipment, refuse or other storage units, signs, lighting etc), proposed and existing functional services above and below ground, (eg drainage power, communication cables, pipelines etc) indicating lines, manholes, supports etc retained historic landscape features and proposals for restoration, where relevan

7. 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

8 Condition Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants

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noting species, plant sizes, and proposed numbers/densities where appropriate, implementation programme

8. 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..

9 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

9 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..

10 Condition If within a period of 5 years from the date of the planting of any tree, that tree, or any tree planted in replacement of it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation

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

11 Condition A landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use The landscape management plan shall be carried out as approved

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

12. Condition
Prior to the occupation of 50% of the dwellings, the incidental areas of public open space, including equipped play areas, shall be laid out in accordance with the agreed landscaping scheme

12. Reason In order to ensure that the development takes place in the manner contemplated by the Local Planning Authority in accordance with the requirements of Policy R7 of the Huntingdonshire Local Plan

13 Condition No development shall commence until details 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 for that phase The development shall be implemented in accordance with the approved details

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

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14 Condition No dwelling shall be occupied until such time as the access roads, footpaths and cycleways providing access to it have been constructed in accordance with the approved plans

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

15 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 not thereafter be implemented otherwise than in accordance with the agreed scheme

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

16. Condition No building, engineering, loading or unloading operations shall take place 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

16 Reason In the interests of residential amenity

17 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 then be constructed in accordance with the approved levels details unless otherwise agreed in writing by the Local Planning Authority

17 Reason To avoid prejudicing the existing residential amenity of occupiers of nearby properties

18 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

18 Reason To safeguard archaeological interests

19 Condition The Local Centre shall comprise of two units, and unless otherwise agreed in writing with the Local Planning Authority, the floorspace of one unit shall not exceed 915 metres squared

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and shall be used for A1 purposes only, and the floorspace of the second unit shall not exceed 230 metres squared, and shall be used for A1 or A3 purposes only

19 Reason To ensure that provision is commensurate with the size of the development it serves and that it would not be harmful to the vitality and viability of the Town Centre

20 Condition Prior to the occupation of the units in the local service centre a scheme shall be submitted to and approved in writing by the Local Planning Authority in respect of the hours of opening and deliveries to the site

20 Reason In the interest of residential amenity

21 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

21 Reason To ensure satisfactory drainage of the site in accordance with policy CS8 of the Huntingdonshire Local Plan 1995 and policy SP8/4 of the Cambridgeshire Structure Plan 1995.

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

23 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 PPG6 PPG13 RPG6

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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.** 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 of the date of this notice unless the decision relates to an advertisement in which case the appeal should be made within eight weeks (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol BS2 9DJ) 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

2 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

3 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

4 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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