

FENLAND DISTRICT COUNCIL
DETAILS OF PLANNING APPLICATION

Applicant	Hannam & Davy Ltd., Isle Road, Outwell.	Ref:	F1101/88/0 0/A/A/L/B												
Agent	William H. Brown, Crescent House, 8/9 Market Street, Wisbech.		Delegated												
Description	Residential Development - 0.988 Ha. with associated private sewage treatment plant,	Dated	29.7.88 Rec'd 5.8.88												
Location	Isle Road, Outwell.	Parish	OUTWELL												
Previous applications affecting site	WR/73/319/D T.P.1017 4648 WR/73/410/D 281 3021 WR/68/93/D 7804 2512 10857 314	Grid ref:	<table border="1"> <tr> <td>E</td> <td>5</td> <td>5</td> <td>1</td> <td>1</td> <td>0</td> </tr> <tr> <td>N</td> <td>3</td> <td>0</td> <td>4</td> <td>2</td> <td>7</td> </tr> </table>	E	5	5	1	1	0	N	3	0	4	2	7
E	5	5	1	1	0										
N	3	0	4	2	7										
		Map ref.	TF.5104												
Other related files	None	Category	C/D/L												
Committee:		Date:													
Decision: Approved with conditions/Refused/Deferred <i>by C.P.O. 3.3.89</i> <i>15.12.88 CPO TO APP.</i>		Date of Notice:	<i>3.3.89</i>												
D.O.E. action: Appeal lodged/Application referred		Date:													
Appeal decision: Part/Allowed with conditions/Dismissed		Date:													
D.O.E. direction:		Date:													
County Council directions:		Date:													

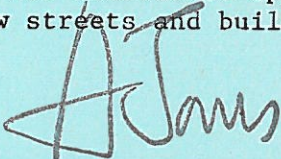

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION (OUTLINE)

This notice does not constitute compliance with the bye-laws and general statutory provisions in force in the district and does NOT constitute approval under Building Regulations and bye-laws relating to new streets and buildings. (See notes overleaf regarding Appeal procedures).

Dated: 3 March 1989

Fenland Hall, County Road, March. PE15 8NQ


Chief Planning Officer 

TO Hannam & Davy Ltd PER William H Brown
Crescent House
8/9 Market Street
WISBECH
PE13 1EX

The Council hereby grant permission for residential development - 0.988 HA with associated private sewage treatment plant at Isle Road, Outwell in accordance with your application dated 29 July 1988 and the plans, drawings and documents which form part of the application, subject to standard condition B set out overleaf and to the additional conditions set out below.

CONDITIONS

1. Approval of the details of:

- (i) the siting of the building(s)
- (ii) the design of the building(s)
- (iii) the external appearance of the building(s)
- (iv) the means of access thereto
- (v) the landscaping of the site

(hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of the development.

Reason - To enable the Local Planning Authority to control the details of the development hereby permitted.

2. The existing building(s) on the site shall be demolished to the satisfaction of the Local Planning Authority within six months of the commencement of the development hereby permitted.

Reason - In the interests of the proper development of the site.

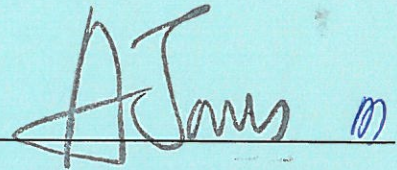
3. Provision shall be made on the site for communal open space for the benefit of the occupiers of the development comprised in this permission and shall be to the standards adopted by the Local Planning Authority at the date of this decision notice.

Reason - To ensure compliance with the Council's policy for the provision of open space and to ensure that the occupants of the permitted dwellings are afforded an acceptable measure of amenity.

TOWN AND COUNTRY PLANNING ACT 1971

Planning Permission (Outline)

CONTINUED



4. The details submitted in accordance with Condition 2 of this permission shall include:-
- (a) an accurate survey including levels of the site, such survey to indicate precisely the positions and species of all trees and the extent of their canopies.
 - (b) a plan and schedule of all trees, indicating which are to be retained, felled, lopped or topped.
 - (c) a plan and schedule for the planting of trees and shrubs, their types and distribution on the site, hard landscaping and the areas to be seeded or turfed.
 - (d) a programme of the timing of the landscape work having regard to the timing of the commencement of any part of the development hereby permitted.
 - (e) an indication of the measures to be taken during the course of development operations to protect those trees which it is intended to retain.

Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

5. The open space referred to in Condition 2 of this permission shall be graded and seeded or turfed to the satisfaction of the Local Planning Authority in the first planting/seeding season following occupation of any part of the development or completion of the development whichever is the sooner, and that area shall not thereafter be used for any purpose other than as a communal open space.

Reason - To safeguard the visual amenities of the area.

6. Provision shall be made on the site for the parking of cars to the standards adopted by the Local Planning Authority at the date of this Decision Notice.

Reason - To ensure compliance with the Council's policy for the provision of parking and to ensure that the occupants of the permitted development are afforded an acceptable measure of amenity.

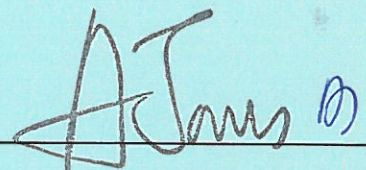
7. Visibility splays shall be provided on each side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 4.5 metres measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 90 metres measured along the channel line of the proposed access road.

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

TOWN AND COUNTRY PLANNING ACT 1971

Planning Permission (Outline)

CONTINUED



8. The visibility splays at the junction of the access road with the public highway shall be provided before the commencement of the development.

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

9. The junction of the proposed access road with the existing road shall be laid out with 7.5 metres radius kerbs.

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

10. The main carriageway through the estate shall be of a width not less than 5.0 metres.

Reason - In the interests of highway safety.

11. The footways adjacent to the main road through the estate shall be of a width of not less than 1.8 metres.

Reason - In the interests of highway safety.

(Conditions 7 - 11 directed by the Local Highway Authority)