

FENLAND DISTRICT COUNCIL  
DETAILS OF PLANNING APPLICATION

F/1722/88/F

Dated 12th October 1988

Valid 7th December 1988

Applicant Wards Homes Anglia Ltd  
158 Old Road  
Old Harlow  
Essex

Agent Christopher Libby & Co  
45 Great Russell Street  
LONDON  
WC1B 3PA

Description Erection of 8 x 2 bed flats, 8 x 1 bed flats,  
11 x 3 bed bungalows and 20 x 1 bed houses,  
28 x 2 bed houses, 22 x 3 bed houses, 8 x 4  
bed houses with associated parking facilities  
open space and sewage treatment plant

Parish Upwell

Location Land to the south - west of Pious Drove  
UPWELL

Map ref. TF5003(72)

Grid E TF5060  
ref: N 0320

Committee:

Date: 16. 3. 89

Decision: Approved with conditions/~~Refused/Deferred~~

Date Issued: 7.6.89

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:



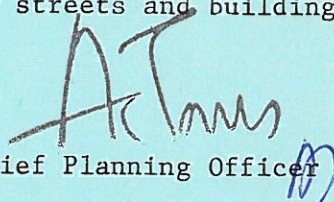
TOWN AND COUNTRY PLANNING ACT 1971

## PLANNING PERMISSION

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: 11 May 1989

Fenland Hall, County Road, March. PE15 8NQ

  
Chief Planning Officer

TO Wards Homes Anglia Ltd      PER Christopher Libby & Co  
45 Great Russell Street  
LONDON  
WC1B 3PA

The Council hereby grant permission for erection of 8 x 2 bed flats, 8 x 1 bed flats, 11 x 3 bed bungalows and 20 x 1 bed houses, 28 x 2 bed houses, 22 x 3 bed houses, 8 x 4 bed houses with associated parking facilities, open space and sewage treatment plan on land to the south-west of Pious Drove, Upwell in accordance with your application dated 12 October 1988 and the plans, drawings and documents which form part of the application, subject to standard condition A set out overleaf and to the additional conditions set out below.

### CONDITIONS

1. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) planning permission shall be required in respect of fences, gates or walls erected within the curtilage of any dwelling in front of the forwardmost part of that dwelling fronting a highway.

Reason - To ensure that the appearance of the development is satisfactory.

2. Before the commencement of any work on the site a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:-

(a) a plan and schedule of all trees on the land, their location, species and which are to be retained, felled, lopped or topped.

(b) 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, turfed or paved.

(c) 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.

(d) 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.



TOWN AND COUNTRY PLANNING ACT 1971

Planning Permission

CONTINUED

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3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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.

4. Details of the location, height, design and materials of all screen walls and fences shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of the development hereby permitted, and all such works shall be erected concurrently with the erection of the dwellings.

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 ensure that the private areas of the development are afforded an acceptable measure of privacy.

5. The open space 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 play area/communal open space.

Reason - To safeguard the visual amenities of the area.

6. The play equipment indicated on the submitted drawing No 409/TP1 dated 10 April 1989 shall be provided to the satisfaction of the Local Planning Authority following occupation of 25% of the dwellings, unless otherwise agreed in writing by the Local Planning Authority.

Reason - The provision of such equipment is considered to be an integral part of the application.

Please see covering letter dated 30 May 1989.