

FENLAND DISTRICT COUNCIL
DETAILS OF PLANNING APPLICATION

F/1585/88/0

Dated 15th November 1988

Valid 15th November 1988

Applicant Mill Lodge Equestrian & Leisure Centre Ltd
Mill Lodge Equestrian & Leisure Centre Town Street
UPWELL
Cambs

Agent Status Design
4 Princes Street
HOLBEACH
Spalding Lincs

Description Residential development (42 units)

Parish Outwell

Location Mill Lodge Equestrian & Leisure Centre Town Street
UPWELL

Map ref. TF5003(72)

Grid E TF5090
ref: N 0340

Committee:

Date:

Decision: Approved with conditions/Refused/Deferrred-

ISSUE
Date of Notice: 18.4.89

13.4.89
18-5-89 to P+R c'Hee - then Full Council

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:

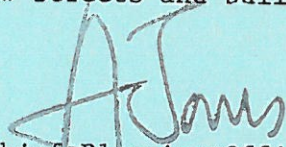
TOWN AND COUNTRY PLANNING ACT 1971

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: 17 July 1989

Fenland Hall, County Road, March. PE15 8NQ


Chief Planning Officer

TO Mill Lodge Equestrian & PER Status Design
Leisure Centre Ltd 4 Princes Street
HOLBEACH
Spalding
Lincs PE12 7BB

The Council hereby grant permission for residential development (6 acres) at a density of 10 dwellings per acre including installation of sewage treatment works at Mill Lodge Equestrian & Leisure Centre, Town Street, Upwell in accordance with your application dated 15 November 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 landscaping of the site;
- (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority prior to the commencement of development.

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

2. The details submitted in accordance with Condition 1 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.

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TOWN AND COUNTRY PLANNING ACT 1971

Planning Permission (Outline)

CONTINUED

(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.

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. All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:1980. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.

Reason - To ensure that retained trees are adequately protected.

5. 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.

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TOWN AND COUNTRY PLANNING ACT 1971

Planning Permission (Outline)

CONTINUED

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6. Provision shall be made on the site for communal open space for the benefit of the occupiers of the dwellings 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.

7. Details of surface water drainage for the site shall be submitted to, and approved in writing by, the Local Planning Authority before any work on the site commences.

Reason - To ensure satisfactory drainage of the site.

8. None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason - To ensure satisfactory drainage of the site.

9. 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 dwellings are afforded an acceptable measure of amenity.

10. 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.

11. The junction of the proposed access road with the existing road shall be laid out with 10.5 metres radius kerbs.

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


12. The main carriageway through the estate shall be of a width not less than 5.5 metres.

Reason - In the interests of highway safety.

TOWN AND COUNTRY PLANNING ACT 1971

Planning Permission (Outline)

CONTINUED



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13. 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.

14. The development hereby approved shall not be carried out otherwise than in accordance with approvals given pursuant to Conditions 1, 2, 4, 5, 7 & 8.

Reason - To ensure that the development is undertaken in accordance with the terms of the planning permission and any details approved by the Local Planning Authority.

Please see Section 52 Agreement dated 17 July 1989.

NOTICE OF DECISION

Town & Country Planning Act 1990
Town & Country Planning General Development Order 1988 (as amended)

OUTLINE PLANNING PERMISSION

Part I - Particulars of application

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|-----------|---|----------|---|
| Area | SOUTH | Ref. No. | F/1585/88/O |
| Applicant | Mill Lodge Equestrian and Leisure Centre Ltd Town Street Outwell Wisbech Cambs | Received | 15/11/88 |
| Agent | Status Design 4 Princes Street Holbeach Spalding Lincs | Location | Mill Lodge Equestrian Centre, Town Street |
| | | Parish | Outwell |
| Details | Residential development (6 acres) at a density not exceeding 10 dwellings per acre including the installation of a sewage treatment works | | |

Part II - Particulars of decision

The Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted and **as amended by the agent's letter and enclosures dated 4th January 1989 and letter dated 25th April 1989 and revised plan accompanying that letter reference 77/1310/4** subject to the following conditions :

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates :
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;
- 2 No development whatsoever shall take place until full details of the siting, design, external appearance and means of access of that development have been submitted to and approved by the Local Planning Authority and the development shall conform to such approved details.

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NOTICE OF DECISION

F/1585/88/O - Sheet 2

- 3 This permission shall not be taken as an approval of any details which may be shown on the deposited plan (other than that relating to the location and boundaries of the land) unless they have been stated in the application to form an integral part of the application.
- 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. This plan shall incorporate a 5 m wide belt of planting on the western, and those parts of the northern and southern boundaries to the west of the existing principal house on the site. Any dwellings to be erected close to this belt shall bear a reasonable relationship to it to ensure that overshadowing and proximity is detrimental to neither the health of the trees, nor the amenities of the occupiers of the dwellings.
 - (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.
- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within 12 months of the commencement of the development or in respect of each particular phase of the development scheme, such longer period as may be agreed with the Borough Planning Authority prior to the commencement of that phase. 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.
- 6 All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:1980. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development.
- 7 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 to which they relate.

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NOTICE OF DECISION

F/1585/88/O - Sheet 3

- 8 Provision shall be made on the site for communal open space/play space for the benefit of the occupiers of the dwellings comprised in this permission and shall be to the standards adopted by the Local Planning Authority at the date of this decision notice. Such space shall be satisfactorily integrated into the layout to ensure that it achieves a maximum contribution to the estate layout and also provides safe areas for childrens play.
- 9 Prior to the commencement of any work on site full details of surface water drainage for the site shall be submitted to and approved by the Local Planning Authority. Such works as are approved shall be implemented prior to the occupation of the first dwelling.
- 10 Prior to the occupation of any dwellings on the site, arrangements for the disposal of sewage shall have been implemented in accordance with a scheme which shall have been submitted to and approved by the Local Planning Authority.
- 11 Prior to the commencement of any other development visibility splays shall be provided at the junction of the estate road with Town Street in accordance with the details shown on Drawing 771310/1A.
- 12 Prior to the commencement of the erection of any dwellings on the site, the junction of the estate road with Town Street shall be laid out and constructed
 - (a) with 10.5 m radius kerbs
 - (b) to an estate road width for the primary estate road of not less than 5.5 m with a 1.8 m wide footway on each side
 - (c) to a length of not less than 50 m from Town Street.
- 13 No dwelling shall be occupied until a road with a base course surfacing layer has been constructed from the dwelling to the adjoining County highway.
- 14 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no overhead electricity or ^{telephone} service line shall be erected or placed above ground on the site without the prior written consent of the Local Planning Authority.

The reasons for the conditions are :

- 1 Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2-3 This permission is granted under Article 5 of the above mentioned Order on an outline application and the conditions are imposed to enable the Local Planning Authority to retain control over the siting and external appearance of the buildings, and the means of access, in the interests of amenity and road safety.

NOTICE OF DECISION

2/88/1585/O - Sheet 4

- 4&5 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.
- 6 To ensure that retained trees are adequately protected.
- 7 In the interests of the appearance of the development and to ensure that there are adequate levels of privacy afforded in relation to private garden areas.
- 8 To ensure compliance with the Council's policy for the provision of open space/play space and to ensure that the occupants of the permitted dwellings are afforded an acceptable measure of amenity.
- 9 To ensure satisfactory drainage of the site.
- 10 To ensure that satisfactory arrangements are made for the disposal of foul drainage.
- 11&12 In the interests of highway safety.
- 13 To ensure an adequate level of access is provided to dwellings prior to their occupation.
- 14 In the interests of visual amenity.

M. J. Barker

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Borough Planning Officer
on behalf of the Council
11/11/91

Note: This permission is issued in conjunction with an Agreement signed under Section 106 of the Town and Country Planning Act 1990.