

FENLAND DISTRICT COUNCIL
DETAILS OF PLANNING APPLICATION

Applicant	Dick Gooch Pius Drove Upwell	Ref:	F /0907/87/0 0 / F / A / B					
Agent	D. Broker Danbrooke House Station Road, Wisbech St. Mary	Delegated						
Description	Residential development	Dated	26.8.87					
		Rec'd	28.8.87					
Location	Land off Town Street, Upwell (between "The Hollies" and "Sunningdell" and at the rear)	Parish	UPWELL					
Previous applications affecting site	OA 1196 TPs 604, 9297, 9401, 9507 WR/70/47/D WR/69/101/0 F/0744/81/F	Grid ref:	E	5	5	0	7	0
	F/0337/84/F F/0667/84/F F/0833/84/F F/0297/85/F		N	3	0	3	1	0
		Map ref.	TF 5003 (72)					
Other related files	F/0666/84/0 - residential to rear	Category C/D/L						
Committee:		Date:	21.1.88					
Decision: Approved with conditions/ Refused / Deferred		Date of Notice:	21.1.88.					
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:						

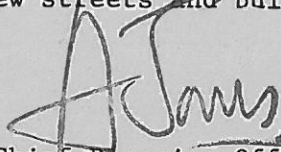
TOWN AND COUNTRY PLANNING ACT 1971

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: 21st January 1988

Fenland Hall, County Road, March. PE15 8NQ


Chief Planning Officer

TO Dick Gooch,
Pius Drove,
Upwell,
Wisbech,
Cambs.

PER Mr. D. Broker,
Danbrooke House,
Station Road,
Wisbech St. Mary,
Wisbech,
Cambs. PE13 4RW

The Council hereby grant permission for residential development on land off Town Street, Upwell (between "The Hollies" and "Sunningdell" and at the rear) in accordance with your application dated 26th August 1987 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 the siting, design and external appearance of the building(s), the means of access thereto, and the landscaping of the site (called "the reserved matters") shall be obtained from the Local Planning Authority.

Reason - The application is for outline planning permission only and gives insufficient details of the proposed development.

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. The details submitted in accordance with Condition 1 of this permission shall include:-

- (a) a plan and schedule of all trees on the land, their location and species and which trees 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;
- (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 - The Local Planning Authority considers that these details should be agreed in the interests of the proper development of the site, before development is commenced.

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION (OUTLINE)
CONTINUED

4. The dwellings proposed for the Town Street frontage shall be of two complete storeys and sited to reflect the location of the existing dwellings on either side of the proposed site.

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

5. No vehicular access shall be made to the adjoining land to the north-west.

Reason - In the interests of the proper layout of the area and highway safety.

6. 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 - In the interests of the proper planning of the area having regard to the provision of amenities for future occupiers of the development.

7. No development shall commence until full details of the following have been submitted to and approved by the Local Planning Authority after consultation with the Local Highway Authority: The layout of the site, including roads and buildings, access to the site and buildings, surface water drainage, street lighting and approach roads in the vicinity.

Reason - In the interests of highway safety.

8. 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 4.5m. measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 90m. measured along the channel line of the public highway from the centre line of the proposed access road.

Reason - In the interests of highway safety.

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

Reason - In the interests of highway safety.

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

Reason - In the interests of highway safety.

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

Reason - In the interests of highway safety.

(Conditions 7, 8, 9 and 10 directed by the Local Highway Authority)