

FENLAND DISTRICT COUNCIL
DETAILS OF PLANNING APPLICATION

Applicant	Fred Hartley (Estates) Ltd., Upwell Hall, Town Street, Upwell.	Ref: F/0545/86/0 Ox/Bx/Ax/Lx/Bx
Agent	Grounds & Co., Market Place, March.	Delegated
Description	Residential development - 2 plots	Dated 25. 6. 86 Rec'd 26. 6. 86
Location	Land adj. the Old Dukes Head, Hall Bridge, Town Street, Upwell.	Parish UPWELL
Previous applications affecting site	T.P. 8302 and 4263	Grid E 5 4 9 8 1 ref: N 3 0 2 3 4 Map ref. TF. 4902 (1978)
Other related files	F/0546/86/F. Inside Conservation Area	Category C/D/L
Committee:		Date:
Decision: Approved with conditions/ Refused/Deferred DELEGATED 15. 9. 86		Date of Notice: 15.9.86.
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:

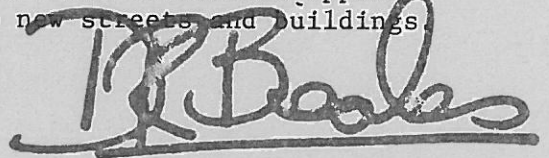
TOWN AND COUNTRY PLANNING ACT 1971

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: 15th September 1986

Fenland Hall, County Road, March. PE15 8NQ



Chief Planning Officer

TO Fred Hartley (Estates) Ltd., Upwell Hall, Town Street, Upwell, Wisbech, Cambs.	PER Messrs. Grounds & Co., Market Place, March, Cambs. PE15 9JH
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The Council hereby grant permission for residential development - 2 Plots, land adj. The Old Dukes Head, Hall Bridge, Town Street, Upwell in accordance with your application dated 25th June 1986 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 District Planning Authority.

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

2. The sketch layout submitted in support of the application is hereby excluded from the planning permission.

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

3. The proposed dwellings shall be of a high standard of architectural design to reflect the site's superior setting within the village and the Conservation Area.

Reason - To ensure that any new dwellings on this site will be in keeping with the character of the area.

4. Apart from the trees indicated on the submitted and approved plan, no trees shall be felled, uprooted, lopped or topped without the written consent of the District Planning Authority.

Reason - To safeguard the character of the area and to assimilate the development into its surroundings.

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION (OUTLINE)
CONTINUED

5. The existing front boundary wall shall be retained except at the point of vehicular access.

Reason - To safeguard the character of the area and to assimilate the development into its surroundings.

6. No development shall commence until full details of the following have been submitted to and approved by the District Planning Authority after consultation with the Local Highway Authority:- The siting of the buildings and means of access thereto.

Reason - In the interests of highway safety.

7. An adequate space shall be provided within the site to enable vehicles to:
- (a) enter and leave in forward gear;
 - (b) park clear of the public highway.

Reason - In the interests of highway safety.

8. The permanent space to be reserved on the site for:
- (a) turning;
 - (b) parking;

shall be provided before the use commences and thereafter maintained.

Reason - In the interests of highway safety.

9. The vehicular access to the site shall be sited centrally.

Reason - In the interests of highway safety.

10. The existing highway boundary hedge shall be removed, or reduced to and maintained at a height not exceeding 750mm above the existing footway level over its entire length.

Reason - In the interests of highway safety.

(Conditions 6, 7, 8, 9 and 10 directed by the Local Highway Authority)

Please see covering letter dated 22nd September 1986.