

FENLAND DISTRICT COUNCIL
DETAILS OF PLANNING APPLICATION

Applicant D.Gooch Limited, Town Street, Upwell.	Ref: F /0666/84/0 <div style="text-align: right;">07/F/A/AB</div>																
Agent Mr.D.Broker, Acali, Sand Bank, Wisbech St.Mary.	XXXXXXXX Delegated																
Description Residential Development (approx. 3.07 ha.)	Dated 13.8.84 Rec'd 21.8.84																
Location West of Pius Drove, Upwell, Cambs.	Parish UPWELL																
Previous applications affecting site WR/69/101/0	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Grid</td> <td style="width: 5%;">E</td> <td style="width: 5%;">5</td> <td style="width: 5%;">5</td> <td style="width: 5%;">0</td> <td style="width: 5%;">6</td> <td style="width: 5%;">0</td> <td style="width: 5%;"></td> </tr> <tr> <td>ref:</td> <td>N</td> <td>3</td> <td>0</td> <td>3</td> <td>2</td> <td>0</td> <td></td> </tr> </table> Map ref. TF.5003 (1972)	Grid	E	5	5	0	6	0		ref:	N	3	0	3	2	0	
Grid	E	5	5	0	6	0											
ref:	N	3	0	3	2	0											
Other related files None	Category C/D/L																
Committee:	Date:																
Decision: Approved with conditions/Refused/Deferred By C.P.D. 16.4.86	Date of Notice: 16.4.86																
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:																

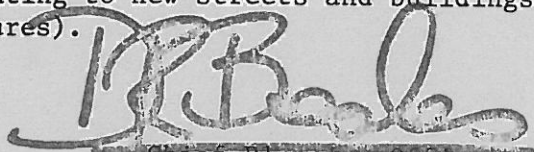
TOWN AND COUNTRY PLANNING ACT 1971

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: 16th April 1986

Fenland Hall, County Road, March. PE15 8NQ


Chief Planning Officer

TO D. Gooch Ltd.,
Town Street,
Upwell,
Wisbech,
Cambs.

PER Mr. D. Broker,
"Acali",
Sand Bank,
Wisbech St. Mary,
Wisbech,
Cambs.
PE13 4SE

The Council hereby grant permission for residential development (approx. 3.07 ha.), west of Pius Drove, Upwell in accordance with your application dated 13th August 1984 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 details submitted in accordance with Condition 1 of this permission shall include:-
 - (a) a plan and schedule for the planting of trees and shrubs, their types and distribution on the site and the areas to be seeded or turfed;
 - (b) 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;
 - (c) 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 District Planning Authority considers that these details should be agreed in the interests of the proper development of the site, before development is commenced.

Continued/

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION (OUTLINE)
CONTINUED

3. The landscape scheme referred to in Condition 2 of this permission including all planting, seeding and turfing shall, when approved, be carried out in the first planting and seeding season following occupation of any part of the development, or completion of the development whichever is the sooner, and shall be maintained to the satisfaction of the District Planning Authority for a period of 10 years, such maintenance to include the replacement of any trees or shrubs that die.

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

4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977-81 as amended, no fences, gates or walls shall be erected within the curtilage of any dwelling in front of the forwardmost part of that dwelling unless otherwise agreed in writing with the District Planning Authority.

Reason - To ensure that the appearance and environment of the public areas of the development is safeguarded.

5. 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 District 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.

6. The open space referred to in Condition 5 of this permission shall be graded and seeded or turfed to the satisfaction of the District 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 shall be maintained in accordance with a scheme submitted to and approved by the District Planning Authority.

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

7. 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 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. The ditch/dyke along the frontage of the site shall be culverted under the proposed access to the satisfaction of the District Planning Authority after consultation with the Drainage Authority and the Local Highway Authority.

Reason - To provide for the efficient drainage of the adjoining land and public highway.

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION (OUTLINE)
CONTINUED

9. 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 61m. 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.

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 - In the interests of highway safety.

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

Reason - In the interests of highway safety.

(Conditions 7, 8, 9, 10 and 11 directed by the Local Highway Authority)

Please see Section 278 Agreement Highways Act 1980.