

FENLAND DISTRICT COUNCIL
DETAILS OF PLANNING APPLICATION

Applicant	Mrs. C. S. Ransome, Town Street, Upwell.	Ref: F/0294/83/0 O/ F/A/L/B
Agent	S. D. H. Design Ltd., 2 Thrapston Road, Catworth, Nr. Huntingdon, Cambs.	Delegated
Description	Residential Development (6 houses),	Dated 26.4.83 Rec'd 29.4.83
Location	Town Street, Upwell, (approx. 30 metres north of Homeleigh and Archway House).	Parish UPWELL
Previous applications affecting site WR/71/134/0 F/196/76/F WR/73/126/0 F/538/75/0 F/539/75/D	Grid E 5 5 0 6 0 ref: N 3 0 2 9 0 Map ref. TF5002 (1972)	
Other related files F/763/79/F. Inside Conservation Area.	Category C/D/L	
Committee:	Date: 23.6.83	
Decision: Approved with conditions/ Refused / Deferred 26.5.83	Date of Notice: 23 JUN 1983	
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:	

FENLAND DISTRICT COUNCIL
Cambridgeshire

REF. F/0294/83/0

TOWN AND COUNTRY PLANNING ACT, 1971

PLANNING PERMISSION

SUBJECT TO CONDITIONS

TO Mrs. C.S. Ransome,
Town Street,
UPWELL,
Wisbech,
Cambs.

per: S.D.H. Design Ltd.,
2 Thrapston Road,
GATWORTH,
Nr. Huntingdon,
Cambs.

The Council hereby grant permission for residential development (6 houses)

at Town Street, Upwell (approximately 30m north of Homeleigh and Archway House)

in accordance with your application dated 26th April 1983
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.

ADDITIONAL CONDITIONS

1. Approval of the details of the siting, design and external appearance of the buildings, 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 details submitted in accordance with Condition 1 of this permission shall include:-

- (i) 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;
- (ii) 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;
- (iii) 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;
- (iv) an indication of the measures to be taken during the course of development operations to protect those trees which it is intended to retain.

This permission is granted subject to due 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.

/continued

Dated

Fenland Hall, County Road, March, PE15 8NQ

Chief Planning Officer

**FENLAND DISTRICT COUNCIL
CAMBRIDGESHIRE**

REF. F/0294/83/0

TOWN AND COUNTRY PLANNING ACT, 1971**PLANNING PERMISSION
SUBJECT TO CONDITIONS (CONTINUED)**

Reason for Condition 2 - 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.

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 Local 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. 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.

5. The main carriageway through the estate shall be of a width not less than 4.88 metres.

Reason - In the interests of Highway safety.

6. The footways adjacent to the main road through the estate shall be of a width not less than 1.37 metres.

Reason - In the interests of Highway safety.

7. The junction of the proposed access road with the existing road shall be laid out with 7.6 metres radius kerbs.

Reason - In the interests of Highway safety.

8. Kerb radii at the turning head should not be less than 6.1 metres.

Reason - In the interests of Highway safety.

9. The width of carriageway across turning head should not be less than 4.88 metres.

This permission is granted subject to due 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.

Dated:-

Fenland Hall, County Road, March. PE15 8ND.

Chief Planning Officer

**FENLAND DISTRICT COUNCIL
CAMBRIDGESHIRE**

REF. F/0294/83/0

TOWN AND COUNTRY PLANNING ACT, 1971

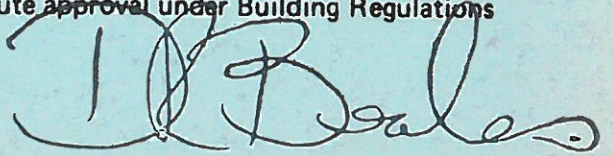
**PLANNING PERMISSION
SUBJECT TO CONDITIONS (CONTINUED)**

Reason for Condition 9 - In the interests of Highway safety.

10. Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.2 metres measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 6.1 metres 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.

This permission is granted subject to due 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.



Dated: 23rd June 1983
Fenland Hall, County Road, March. PE15 8ND.

Chief Planning Officer