

CAMBRIDGESHIRE AND ISLE OF ELY COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1962

Outline
planning permission

TO : Harry Wood (Produce Merchants) Limited,
Town Street,
Upwell,
Wisbech.

The Council as local planning authority hereby grant permission in outline pursuant to Article 5 of the Town and Country Planning General Development Order, 1963 for **the erection of dwellings**

at Pius Drove, Upwell in the Rural District of Wisbech, Ordnance Survey Sheet, Cambridgeshire (Isle of Ely) XIII : 1, part parcel 22, (1903 Edition), scale 1/2500th, as shown on the attached plan, reference No. WR/67/95/0,

in accordance with your outline applications dated 19th June, 1967

and subject to the following conditions:

1. The development hereby permitted may only be carried out in accordance with plans and particulars which shall previously have been submitted to and approved by the Council showing the layout of the proposed development and the siting, design and external appearance of the building(s) and the means of access thereto.
 2. The buildings shall be of a high standard of architectural design.
 3. The buildings or other operations described in the application shall be commenced not later than 30th September, 1969.
 4. Upon the substantial completion of the development live trees shall be planted in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority, and any trees which die shall be replaced.
 5. Upon the substantial completion of the development the site shall be treated in accordance with a landscape scheme to be submitted to and approved by the Local Planning Authority and shall thereafter be satisfactorily maintained.
- Reasons for conditions:
6. The accesses to the dwellings shall be grouped in pairs.
 7. A turning space for motor vehicles shall be provided within the sites, to the satisfaction of the Local Planning Authority.
 8. The dyke shall be piped and filled along the whole length of the frontage of this development, the size and levels of the pipes shall be to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority.
 9. Any front boundary walls or fences shall be set back on the line of the field side of the top of the dyke.

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 bye-laws relating to new streets and buildings.

Dated:

Continued overleaf

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OUTLINE

Planning permission

SUBJECT TO CONDITIONS (CONTINUED)

10. Provision shall be made for 30 ft. x 300 ft. visibility splays and 8 ft. x 60 ft. acceleration and deceleration splays together with 35 ft. kerb radii at the junction of the future estate road with Pius Drove.
11. The 36 ft. wide gap indicated on the submitted plan shall remain undeveloped to serve as an access to adjoining land in the future.
12. The use of the building, whether as originally erected or as subsequently extended or altered, shall be restricted so that (whether in consequence of a change of use or otherwise) it does not at any time contain office premises having an aggregate floor space which exceeds 10,000 square feet.

Reasons for conditions:

1. The particulars submitted are insufficient to enable detailed consideration to be given to this application.
2. In the interests of the development within the surrounding area.
3. To ensure that if the development hereby approved does not commence during the stated period, permission can be given for the development of other land so that the housing requirements of the area can be met without granting permission for more development than is suitable, having regard to the size and character of the village and the capacity of the available services, and to ensure that consideration of any future application for development in the area will not be prejudiced by permission for development which have not been acted upon.
4. & 5. To help to assimilate the development into its surroundings.
6. To provide for the safety and convenience of users of the highway and for the free flow of traffic.
7. To enable motor vehicles to enter and leave the site in forward gear.
8. & 9. In the interests of highway safety.
10. In the interests of highway safety.
11. In order that an adequate access may be provided to the adjoining land.

NOTE: Condition No. 12 is a standard condition imposed on all building plans (other than buildings in respect of which an office development permit has been issued) pursuant to Section 7 of the Control of Office and Industrial Development Act 1965. The condition will expire on 4th August 1972 unless the Act is extended by Parliament. This condition does not purport to be permissive in respect of office development except as in the description of the development above.

W. Liddell Hamer

Dated: 25th September, 1967

Clerk of the County Council