

Application No: F/YR08/0513/F
Date Registered: 11 June 2008
Applicant: Mr & Mrs G Arnold

Name and Address Agent/Applicant
Brand Associates
2a Dartford Road
March
Cambs PE15 8AB

Address to which the application relates :
Land North Of Hornfield Cottage High
Broadgate Tydd St Giles Cambridgeshire

Parish : Tydd St Giles Parish Council

Application Type : Full

Description of Proposal :
Erection of 4 x 2/3-bed dwellings with
accommodation in roof space (courtyard
style) involving demolition of existing
barn/shed

Town and Country Planning Act 1990

Permission to carry out the above development in accordance with the application plans, drawings and any clarifying or amending information submitted by you is **Granted** subject to any conditions set out below.

1

The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason

To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Part 1 Classes A to G inclusive to the Second Schedule of that Order.

Reason

To manage any further development on the site.

3

Before the commencement of any work on the site a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority and such a scheme shall include:

- i. a plan and schedule for the planting of trees and shrubs, their types and distribution on the site, hard landscaping and the areas to be seeded, turfed or paved.
- ii. 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.

Reason

To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

4

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason

To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

5

Details of the location, height, design and materials of all screen walls and fences shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted, and all such works shall be erected concurrently with the erection of the dwelling(s).

Reason

To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable measure of privacy.

6

Particulars of the materials to be used for the external walls and roof shall be submitted in writing to and approved in writing by the Local Planning Authority before any development commences on the site and the work shall be carried out in accordance with the approved particulars.

Reason

To safeguard the visual amenities of the area.

7

The access road shall be of a minimum width of 5 metres for a distance of 10 metres from the edge of the existing carriageway.

Reason

In the interests of highway safety

8

Before the use is commenced, the access from the existing highway shall be laid out and constructed in accordance with a detailed scheme to be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be carried out in accordance with the approved details and thereafter permanently maintained.

Reason

In the interests of highway safety.

9

The permanent space to be reserved on the site for:

1. turning;
2. parking;

shall be provided before the use commences and thereafter used for no other purpose.

Reason

In the interests of highway safety.

10

Prior to first occupation, vehicle to vehicle visibility splays shall be provided and thereafter permanently maintained on both sides of the access and shall be maintained free from any obstruction over a height of 600 mm within an area of 2.4 metres x 90 metres taken from the edge of the carriageway.

Reason

In the interests of highway safety.

11

The development hereby permitted shall not be commenced until a scheme and timetable to deal with contamination of land and/or groundwater has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. This should include a conceptual model, and pollutant linkage assessment for the site. Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority.

IF during development any previously unsuspected contamination is discovered then the LPA must be informed immediately. A contingency plan for this situation must be in place and submitted with the desk study. If a desk study indicates that further information will be required to grant permission then the applicant must provide, to the LPA:

2. A site investigation and recognised risk assessment carried out by a competent person, to fully and effectively characterise the nature and extent of any land and/or groundwater contamination, and its implications. The site investigation shall not be commenced until:

(i) A desk-top study has been completed, satisfying the requirements of paragraph (1) above.

(ii) The requirements of the Local Planning Authority for site investigations have been fully established, and

(iii) The extent and methodology have been agreed in writing with the Local Planning Authority. Two full copies of a report on the completed site investigation shall be submitted to the Local Planning Authority.

Following written LPA approval of the Site Investigation the LPA will require:

3. A written method statement for the remediation of land and/or groundwater contamination affecting the site. This shall be based upon the findings of the site investigation and results of the risk assessment. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

4. The provision of two full copies of a full completion report confirming the objectives, methods, results and conclusions of all remediation works shall be submitted to the Local Planning Authority.

Reason

To control pollution of land or water in the interests of the environment and public safety.

APPLICATION INFORMATIVES

1

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 this application has been determined in accordance with the development plan which consists of the East of England Plan adopted May 2008, the Cambridgeshire and Peterborough Structure Plan adopted September 2003, the Fenland District Wide Local Plan adopted August 1993 and the Fenland District Wide Interim Statement Of Proposed Changes approved January 2001.

Policies of relevance to the decision include: ENV7, SS1, E8 and H3

All material planning considerations have been taken into account and none are individually or cumulatively of such significance as to outweigh the decision reached on this application.

2

The plans related to this Decision Notice are ARN.07:1.1:C received 11 June 2008; ARN.07:3:C; ARN.07:2:C received 16 May 2008; ARN.07:L:B and ARN.07:1.2 received 24 July 2008.

Please note that any changes made to these plans as a result of other legislation (eg. Building Regulations) may render your planning permission invalid. In such circumstances you are advised to contact the Planning Department for further advice.

3

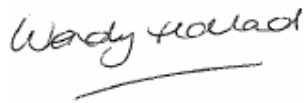
I enclose a copy of the comments received from the Environment Agency, for your information.

4

It may not always be necessary to carry out all the above stages to satisfy the Council's requirements to discharge condition 11. In some cases the Local Planning Authority may be minded to discharge this condition on the findings of the Desk Study.

For further information and technical guidance regarding the requirements of this condition applicants should refer to the document entitled "Advice on Site Investigations" which can be found on the District Council's website at <http://www.fenland.gov.uk/ccm/content/planning/downloads/advice-on-site-investigations.en>

Date of Decision: 7 October 2008



Development Manager
Fenland Hall, County Road, March. PE15 8NQ

IMPORTANT – Please read the notes on the reverse side of this decision notice