Application No: F/YR07/0386/O
Date Registered: 13 April 2007
Applicant: A M Peck

Name and Address Agent/Applicant

Grounds & Co
2-4 Market Hill
Chatteris
Cambs PE16 6BA

Address to which the application relates :
125 Burrowmoor Road March
Cambridgeshire PE15 9SA

Parish : March Town Council

Application Type : Outline
Description of Proposal :
Erection of 1 chalet bungalow and 2 houses involving demolition of existing dwelling

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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
Approval of the details of:

(i) the layout of the site
(ii) the scale of the building(s);
(iii) the external appearance of the building(s);
(iv) the landscaping

(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).

Reason
To enable the Local Planning to control the details of the development hereby permitted.

2
Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason
To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

3
The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

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

4
The details submitted in accordance with Condition 01 of this permission shall include:

i. an accurate survey including levels of the site, such survey to indicate precisely the positions and species of all trees and the extent of their canopies.

ii. a plan and schedule of all trees, indicating which are to be retained, felled, lopped or topped.

iii. 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 or turfed.

iv. 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.

v. 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
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
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.

6
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.

7
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.

8
Adequate temporary facilities (details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of development) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

Reason
To minimise interference with the free flow and safety of traffic on the adjoining public highway.

9
Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 760mm within an area of 2.4 metres x 30 metres to the east and 2.4metres x 90metres to the west as shown on Plan: Visibility Splay Information, CH06/LBA/58/OP102, receipted 11 April 2007. Visibility splays shall be provided before the commencement of the development and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason
To minimise interference with the free flow and safety of traffic on the adjoining public highway.

10
Prior to the occupation of the dwelling hereby approved, the permanent space to be reserved on site for parking and turning shall be surfaced and marked out in accordance with a detailed scheme to be submitted to the Local Planning Authority and approved in writing and thereafter retained and used for no other purpose.

Reason
In the interests of highway safety

11
Prior to the occupation of the dwelling hereby approved, the access from the existing carriageway edge shall be laid out in accordance with the approved plan and constructed in accordance with a detailed engineering scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the provision of a metalled/sealed surface for a minimum length of 5 metres from the existing carriageway edge, and thereafter retained.

Reason
In the interests of highway safety

12
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 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 P1/3, H3, E8 and TR3

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 and drawings the subject of the decision notice are those submitted as part of the original planning application.

Please note than 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
It may not always be necessary to carry out all the above stages to satisfy the Council's requirements to discharge condition 12. 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 contact the Districts Council's Environmental Protection Team (01354 622377)

Date of Decision: 15 May 2007

Nick Brown

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

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