

TOWN & COUNTRY PLANNING ACT 1990

Planning Permission

Mr Roger Sargent (Roger Sargent Planning)
3 Paragon Road
St. Ives
PE27 6SD

Huntingdonshire District Council in pursuance of powers under the above Act, hereby **GRANT PERMISSION** for:

Proposal: Detached Bungalow with Double Garage

Site address: The Meadows Askews Lane Yaxley Peterborough

Applicant: Mr and Mrs Geoff Turner

in accordance with your application received on 27th June 2022 and plans (listed below) which form part of the application

Plan Type	Reference	Version	Date Received
Site Plan	22170_01	B	24.08.2022
Plans	22170_02	D	31.10.2022
Elevations	22170_03	A	27.06.2022
Elevations	22170_04		27.06.2022

Subject to the following condition/s.

1. Condition.

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

1. Reason.

To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

2. Condition.

The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.



Clara Kerr
Chief Planning Officer

Page 1 of 8

Date 7th November 2022



2. Reason.

For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.

3. Condition.

No development (excluding demolition works) shall begin until details of the finished floor levels of all buildings and associated external ground levels have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall show the existing and proposed site levels and contours in relation to the adjacent highway, adjacent properties and to existing vegetation and surrounding landform. The submitted details shall include details of levels of all accesses to include pathways, driveways, steps and ramps to above Ordnance Datum (AOD). The development shall be carried out in accordance with the approved details.

3. Reason.

A pre-commencement condition is necessary to ensure that the levels within the site would be satisfactory in the interests of visual and residential amenity prior to development reaching an advanced stage in accordance with Policies LP11, LP12 and LP14 of the Huntingdonshire Local Plan to 2036.

4. Condition.

The development shall be carried out in accordance with the recommended mitigation measures set out in Table 6 of the accompanying Preliminary Ecological Appraisal carried out by Arbtech dated June 2022 and received 27th June 2022.

4. Reason.

To ensure the conservation of biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

5. Condition.

Prior to commencement of development above slab level, manufacturer and specification details of the materials and architectural details to be used in the construction of the external surfaces of the development hereby permitted including external wall materials, roof tiles, windows and doors (including depth of reveals) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

5. Reason.

In the interest of visual amenity and to ensure a satisfactory standard of development in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

6. Condition.



Clara Kerr
Chief Planning Officer

Page 2 of 8

Date 7th November 2022



No development above slab level shall take place in connection with the development hereby approved until full details of:

- i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type, colour and size);
- ii. Soft landscape works, to include planting plans (which show the relationship to all underground services and the drainage layout), written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including, but not limited to, locations, soil volume in cubic metres, cross sections and dimensions;
- iii. Full details of landscape maintenance regimes;
- iv. An implementation programme for the landscape works;

have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details.

Any trees or plants which are planted in connection with the approved soft landscape details which within a period of five years from planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally approved.

6. Reason.

In the interests of visual amenity and to enhance the character and appearance of the site in accordance with Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036.

7. Condition.

No development above slab level shall take place until a scheme of ecological enhancements has been submitted to and approved in writing by the Local Planning Authority which seek to follow, but shall not be limited to, the recommendations provided within the Biodiversity Enhancements column of Table 6 of the accompanying Preliminary Ecological Appraisal dated June 2022 and received 27th June 2022. The details shall include but not be limited to; specification, location, timing, an implementation programme, maintenance, and monitoring. The development shall be carried out in accordance with the approved details.

7. Reason.

To ensure the conservation and enhancement of biodiversity in accordance with Policy LP30 of the Huntingdonshire Local Plan to 2036.

8. Condition.



Clara Kerr
Chief Planning Officer

Page 3 of 8

Date 7th November 2022



Prior to the first occupation of the dwelling hereby approved, the vehicular access to the site from Askews Lane shall be hard surfaced, sealed and drained away from the highway for a minimum distance of 5m from the back edge of the existing carriageway.

8. Reason.

To ensure a satisfactory access in the interest of highway safety in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

9. Condition.

Prior to the first occupation of the development, the proposed on-site parking and turning areas shall be laid out in accordance with the approved proposed site plan (ref: 22170_01 Rev B) received 24th August 2022 and thereafter retained for that specific use.

9. Reason.

To ensure the permanent availability of adequate parking and turning areas in the interest of highway safety and in accordance with Policy LP17 of the Huntingdonshire Local Plan to 2036.

10. Condition.

Prior to the first occupation of the development (or prior to the commencement of the proposed use) visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43m, measured along the channel line of the highway carriageway from the centre line of the proposed access. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.

10. Reason.

In the interest of highway safety in accordance with Policies LP16 and LP17 of the Huntingdonshire Local Plan to 2036.

11. Condition.

Notwithstanding the provisions of Schedule 2, Part 1, Class E and Schedule 2, Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any Order revoking and re-enacting that Order with or without modification) the erection of any building, fence, wall, gate or any other means of enclosure shall not be permitted without the specific granting of planning permission.

11. Reason.

In the interest of visual amenity on this edge-of-settlement location, to preserve the character and appearance of the area and in the interest of highway safety in accordance with Policies LP11, LP12, LP16 and LP17 of the Huntingdonshire Local Plan to 2036.



Clara Kerr
Chief Planning Officer

Page 4 of 8

Date 7th November 2022



12. Condition.

The residential dwelling(s) hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' prior to first occupation. Such provision shall be maintained for the lifetime of the development.

12. Reason.

To ensure the adequate provision of accessible and adaptable dwellings in accordance with Policy LP25 of the Local Plan to 2036.

13. Condition.

The residential dwelling(s) hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement for water efficiency, as set out in Approved Document G prior to first occupation. Such provision shall be maintained for the lifetime of the development.

13. Reason.

To ensure the adequate provision of water efficiency methods in accordance with Policy LP12 part j of the Local Plan to 2036.

14. Note to applicant.

Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions:

When an application is received, planning conditions will be used where they can make a development acceptable.

A clear reason for refusal identifies the specific reasons why the development is unacceptable and helps the applicant to determine whether and how the proposal can be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with the National Planning Policy Framework 2021.

15. Note to applicant.

Huntingdonshire District Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st May 2012. The Council is obliged to collect the levy from liable parties in instances where development received planning permission on or after 1st May 2012. It is important that liable parties (usually developers or landowners) are correctly identified to the Council as early as possible. For more details on CIL, the developments the charges will apply to, how much the charge will be and the process involved, including the developers or landowners legal responsibilities, the CIL pages on the Council's website at www.huntingdonshire.gov.uk should be referred to. It should be noted that all development which



Clara Kerr
Chief Planning Officer

Date 7th November 2022

creates one or more dwellings will be liable to be charged irrespective of the floor space charge. However, developments which create less than 100 square metres of new floor space and do not involve a dwelling or dwellings, will be exempt from CIL and will not be charged.

16. Note to applicant.

A fee is payable for each "request" when submitting details pursuant to a condition or conditions of this permission that require(s) details to be submitted to and approved by the Local Planning Authority (i.e. details submitted under Article 27 of the Town and Country Planning (General Development Procedure) Order 2015. Further details on what constitutes a "request" can be found in the "Guidance Note - Fees for confirmation of compliance with condition attached to a planning permission". The appropriate fee can be found in the "Planning Fees Form". Both documents can be viewed via www.huntingdonshire.gov.uk. The Local Planning Authority should give written confirmation within a period of 8 weeks from the date on which the request and fee are received.

17. Note to applicant.

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.



Clara Kerr
Chief Planning Officer

Page 6 of 8

Date 7th November 2022



NOTES

Rights of Appeal under the Town and Country Planning Act, 1990 Section 78

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant permission subject to conditions, he/she may appeal to the Secretary of State responsible for planning within;

- **Six months from the date of this decision notice.**

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively all forms can be downloaded from their website www.planning-inspectorate.gov.uk. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Orders and to any directions given under the Orders. He does not, in practice, refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State responsible for planning and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provision of Part VI of the Town and Country Planning Act, 1990.

Claiming Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of an application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



Clara Kerr
Chief Planning Officer

Page 7 of 8

Date 7th November 2022



Street Naming and Numbering

In order to obtain an official postal address, any new buildings should be formally registered with Huntingdonshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at:

www.huntingdonshire.gov.uk/streets-parking-transport/street-naming-and-numbering/

Alternatively, applicants can contact the Street Naming and Numbering Team on 01480 388153 or email streetnaming@huntingdonshire.gov.uk. Please note new address cannot be assigned by the Council until the footings of any new buildings are in place.

General Notes

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law or regulation other than Section 57 of the Town and Country Planning Act 1990.



Clara Kerr
Chief Planning Officer

Page 8 of 8

Date 7th November 2022

