



**EAST CAMBRIDGESHIRE
DISTRICT COUNCIL**

DAVID ARCHER **Appendix 1** MRTPL
Planning Manager

PLANNING DEPARTMENT
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Please contact:

Andrew Fleet MBIAT.,
71, Brewhouse Lane,
Soham,
Ely, Cambridgeshire.

Nigel McCurdy
Extension: 263

My Ref: E/91/0367/O
Your Ref:

TOWN & COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
Subject To Conditions

The Council hereby grant permission for: Proposed 1 1/2 Storey Dwelling & Garage for Stable Owner.

At: The Old Tiger Stables, Northfield Road, Soham, Ely Cambs for Miss L. Webster,

In accordance with your application for Outline permission reference E/91/0367/O registered 14th May 1991 and the plans, drawings and documents which form part of the application, as amended by letters received the 8/7/91 and 9/7/91 subject to the additional conditions set out below:

Additional Conditions

- 1 No development shall commence until full details of the following reserved matters have been submitted to and approved in writing by the Local planning Authority: - a) the siting of the building(s); b) design of the building(s) including height and internal layout; c) the external appearance of the building(s) including external materials to be used for external walls and roofs; d) the means of vehicular and pedestrian access to the site and to the building(s) within the site from access roads in the vicinity; e) a scheme for the landscaping of the site including the retention of any existing trees or natural hedgerows on the site, the planting of trees, hedges, shrubs or grass, the formation of any banks, terraces or other earthworks and screening by walls, fences or other means of enclosure; f) application for approval of the reserved matters shall be made to the Local Planning Authority not later than 3 years from the date of this permission. Reason: The application is for outline permission only and gives insufficient details of the proposed development and to comply with Sections 91 and 92 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be begun on or before whichever is the later of the following dates: a) 5 years from the date of this permission or; b) the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter approved. Reason: To comply with Sections 91 and 92 of the Town and Country Planning Act 1990.
- 3 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Reason: To safeguard the character of the area and to help to assimilate the development into its surroundings.
- 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 safeguard the character of the area and to help to assimilate the development into its surroundings.
- 5 Before the development hereby permitted is completed, trees and shrubs of appropriate species shall be planted along all boundaries in accordance with a scheme which shall be submitted to and approved by the Local Planning Authority and any trees or shrubs which die within five years shall be replaced. Reason: To safeguard the character of the area and the reasonable amenities of local residents.
- 6 The permanent space to be reserved on the site for: - a) parking; shall be provided before the use commences and thereafter maintained. Reason: To minimise interference with the free flow and safety of traffic on the adjoining public highway.
- 7 No development shall take place until details of surface water drainage and foul drainage for the site have been submitted to, and approved by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved plans. Reason: To secure satisfactory drainage infrastructure and to prevent pollution.
- 8 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow

pipes. Reason: To secure satisfactory drainage infrastructure and to prevent pollution.

- 9 The proposed septic tank and associated soakaway system must be sited at least 10 metres from any watercourse and 50 metres from any well or borehole. Reason: To secure satisfactory drainage infrastructure and to prevent pollution.
- 10 The proposed dwelling shall be first occupied by Miss L Webster and any dependants residing with her and thereafter by a person(s) involved in the management of the adjacent livery business currently known as Old Tiger Stables. Reason: The dwelling hereby permitted is sited in a rural area outside any established settlement where the Local Planning Authority would not normally grant consent for such a development except to fulfill an essential rural need.
- 11 The development shall be carried out and completed strictly in accordance with the approved details to the satisfaction of the Local Planning Authority unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure the complete and proper development of the site.

NOTES

- 1 This Decision Notice should be read in conjunction with the Section 106 Obligation of even date with attaches to this consent and the development carried out in strict accordance with the provisions contained therein.

This permission is granted subject to due compliance with the bye-laws and general statutory provision in force in the district and does NOT constitute approval under Building Regulations. To discuss this further you are advised to contact the Building Regulations Section at the District Council.

Dated: 4th November 1992


Planning Manager

See separate sheet for information concerning rights of appeal.