

TOWN AND COUNTRY PLANNING ACT 1990

FULL PLANNING PERMISSION



APPLICATION NO: 2003/0418

Applicant: Mr J Allcock
Balmer Homes

Address/Agent: Balmer Homes
Dragonby Vale Enterprise Park
Mannaberg Way
SCUNTHORPE
DN15 8XF

North Lincolnshire Council hereby give notice that the application received on 25/03/2003 to:

erect three detached dwellings at Manor Farm, Brigg Road, Wrawby

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason
To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2.
The proposed development shall be carried out in accordance with the amended details received by the Local Planning Authority on the 5 June 2003.

Reason
To ensure that the access position does not have any adverse effect on the mature tree adjacent to the northern boundary.

3.
No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

In the interests of highway safety.

4.

No development shall take place until details showing an effective method of preventing surface water run off from hard paved areas within the site onto the highway have been approved in writing by the Local Planning Authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

In the interests of highway safety.

5.

No loose material shall be placed on any driveway or parking area within ten metres of the adopted highway unless measures are taken to the satisfaction of the Local Planning Authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety.

6.

No other works shall be commenced on the site until the access road junction with Brigg Road including the required visibility splays, has been set out and established.

Reason

In the interests of highway safety.

7.

Development shall not begin until details of the private driveway, including drainage and lighting arrangements, have been agreed in writing with the Local Planning Authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

In the interests of highway safety.

8.

No dwelling on the site shall be occupied until the private driveway has been completed to a standard to be agreed beforehand in writing with the Local Planning Authority, up to its junction with the vehicular access to that dwelling.

Reason

In the interests of highway safety.

9.

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To enable the Local Planning Authority to ensure that the building is in keeping with its surroundings, in the interests of visual amenity.

10.

No development shall take place before a phased risk assessment of potential land contamination of the site and a programme for carrying out any remediation works deemed necessary as a result of the assessment has been submitted to and agreed in writing by the local planning authority. Any remediation works agreed shall be carried out in accordance with the agreed programme.

Reason

To address potential hazards arising from the former uses of the site in terms of land contamination and to ensure appropriate measures are undertaken as part of the development.

Dated: 10/06/2003

Signed:



J A Broome

Business Manager, Development Control

Informatives:

Your planning permission/approval includes condition(s) involving the construction of works within the limits of the existing highway. Before any of the work covered by these conditions is commenced you MUST contact the Highway Authority on 01724 296686/6/7 to arrange for the necessary consents.

Your planning permission/approval includes a condition relating to potential land contamination and you are strongly advised to contact the Environmental Protection Unit on 01724 297620 for advice as to how to comply with the requirements of this condition. The applicant is also advised to submit a desktop study for approval and advice before proceeding with any further work that may prove necessary.

WARNING

**THIS DOCUMENT DOES NOT CONSTITUTE ANY
APPROVAL UNDER THE BUILDING REGULATIONS**

WARNING

1. This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Planning Inspectorate, in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN .

The Planning Inspectorate 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 Planning Inspectorate 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 provision of the development order, and to any directions given under the order. 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.

3. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Planning Inspectorate, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council in whose area the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. 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 Planning Inspectorate on appeal or on a reference of the 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.