
Town and Country Planning Act 1990

PLANNING DECISION NOTICE

1 Details of the application

Reference: F/YR21/0102/VOC
Registered: 21 January 2021

Applicant: Mr & Mrs Flint
Per:

Agent: Mr Lewis Smith
Robert Doughty Consultancy
Limited
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

2 Address to which this permission relates

Woodhouse Farm Jew House Drove Friday Bridge

3 Details of this decision

Permission is **GRANTED** regarding:

Removal of condition 1 (footway) relating to planning permission F/YR19/0701/VOC (Variation of condition 09 of planning permission F/YR12/0275/F - Conversion of buildings to residential (1 x 3-bed, 1 x 2-bed and 1 x 1-bed) incorporating extensions and garages, and erection of a 2-storey 3-bed dwelling with garage involving demolition of 2no barns and piggery)

4 Conditions

This permission is subject to the following conditions:

- 1 Within 3 months of the date of this decision and prior to the works to the footway as proposed under plan ref: 355-75_PL_SP01 Revision A, a scheme comprising the following shall be submitted to and approved in writing by the Local Planning Authority;
 1. A method statement detailing how any trees and hedgerow adjacent to the footway will be protected during construction.
 2. Details of the top surfacing of the footway.
 3. A lighting scheme for the footway
 4. A scheme for the long-term management and maintenance of the footway for the lifetime of the development.

The footway shall be provided in full and in accordance with the details approved within 12 months of the approval of the scheme and thereafter retained and maintained in perpetuity.

Reason - In order to ensure a safe and sustainable means of access to the development, in accordance with polices LP2, LP15, LP16, LP17 and LP19 of the Fenland Local Plan, 2014

Please note this condition requires action prior to the commencement of works on site. Please read this condition carefully and ensure that you comply in full.

- 2 The parking spaces shown on plan ref: 19-P07-PL001A (approved under F/YR19/0701/VOC) shall be retained and used for no other purpose in perpetuity.

Reason - In the interests of highway safety and general amenity in accordance with policies LP15 and LP16 of the Fenland Local Plan, 2014.

- 3 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.

Reason - To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with policy LP16 of the Fenland Local Plan, 2014.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans and documents.

Reference	Title
355-75_PL_SP01	Site plan (revision A)
355-75_PL_SE01	Footway gradient details

Reason - For the avoidance of doubt and in the interest of proper planning.

5 Informatives

The following points are also relevant to this permission:

- 1 The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.

Drainage Advisory Note

The applicant is reminded that they have a separate legal obligation to comply with the requirements of the relevant Internal Drainage Board in the area, or Middle Level Commissioners, if it is proposed to discharge from the development into a watercourse for which these bodies are responsible, or to carry out development in proximity to such a watercourse, or to alter any watercourse, be that IDB/MLC controlled or riparian.

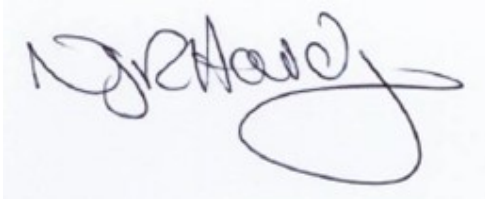
Granting or refusal of any necessary consent under the Internal Drainage Boards Byelaws or the Land Drainage Act 1991 is a matter for the Board itself and will require a formal application and prior written consent from the Board or Commissioners.

The applicant is advised to contact the relevant IDB or the Middle Level Commissioners at the earliest opportunity to discuss any such requirements.

6 Authorisation

Authorised by: Nick Harding
Head of Planning

Signature:



Date the decision was made: 12 May 2021

Fenland District Council
Development Services
County Road
March
Cambridgeshire
PE15 8NQ

Phone: 01354 654321

E-mail: planning@fenland.gov.uk

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under the provisions of the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

If you want to appeal, then you must do so within **6 months** of the date of this notice, using a form which you can get from the Planning Inspectorate at Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, by contacting the customer support team on 0303 444 5000 or online <https://www.gov.uk/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission or consent or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission or listed building consent or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a Purchase Notice on the District Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions the Town and Country Planning Act 1990 and/or the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensations

In certain circumstances compensation may be claimed from the local planning authority if permission or consent is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.