



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

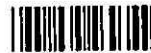
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED)

REFERENCE No: HDC/22735

To:

J. BAILEY/ N. POVEY.
BRYANT HOMES SOUTHERN LTD.
POPES MANOR
MURRELL HILL LANE, BINFIELD
BRACKNELL, BERKS. RG12 5DA

Decision



In pursuance of their powers under the above mentioned Act the Council,
as the Local Planning Authority, hereby PERMIT

DEMOLITION OF 'BLUE HAVEN' & ERECTION OF 45 HOUSES WITH GARAGES, PARKING
SPACES AND ANCILLARY WORKS.

LAND AT LYNDEN HOUSE & BLUE HAVEN, READING ROAD, HOOK.

in accordance with your application received on 23rd April 1993
and the plans and particulars submitted in connection therewith.

(as amended by plans received on the)

Subject also to due compliance with the conditions specified hereunder:-

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

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

02 Details of the types and colours of external materials to be used
including colour of mortar and samples shall be submitted to, and
approved by, the Local Planning Authority in writing before development
commences.

Reason: To ensure that the external appearance of the building(s)
is/are satisfactory.

03 Detailed proposals for the disposal of foul and surface water shall be
submitted to, and approved by, the Local Planning Authority in writing
before the commencement of development. The agreed details shall be
fully implemented before the use hereby approved is commenced/the
building(s) is/are occupied. The agreed details shall be fully
implemented before the commencement of development.



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

Reason : To secure satisfactory provision of foul and surface water drainage.

- 04 Full details of the finished levels, above ordnance datum, of the ground floor(s) of the proposed building(s), in relation to existing ground levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reason : In order to secure adequate details of the height of new development in relation to existing ground levels in the interest of visual amenities and/or to minimise the impact of the development in the street scene or the adjoining properties/or trees.

- 05 Details of facilities to be provided for the storage and removal of refuse from the premises shall be submitted to, and approved by, the Local Planning Authority before the building is first occupied.

Reason: In the interests of amenity.

- 06 In the case of any externally mounted or externally accessible meter cupboards, plans and particulars showing the siting and external finishes and colour of all such facilities to be installed on the dwellings shall be submitted and approved by the Local Planning Authority before development commences.

Reason: In the interests of visual amenity.

- 07 Details of all boundary treatments shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of development.

Reason: In the interests of the amenities of the area.

- 08 All trees on the site unless indicated as being removed, shall be retained and protected to the satisfaction of the Local Planning Authority in accordance with its guidance notes and relevant British Standards (BS 5837) for the duration of works on the site and for at least five years following practical completion of the approved development, unless otherwise agreed by the Local Planning Authority. Any trees immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site. Any trees removed without the Local Planning Authority's consent or which die or



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

become, in the Authority's opinion seriously damaged or defective during such period shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, replacement planting shall be implemented by not later than the end of the following planting season, with trees of such size and species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees.

NOTE: Tree Protection Guidelines are enclosed.

- 09 All hedges or hedgerows on the site unless indicated as being removed, shall be retained and protected to the satisfaction of the Local Planning Authority in accordance with the guidance notes and relevant British Standards (BS 5837) for the duration of the works on site for at least five years following practical completion of the approved development, unless otherwise agreed by the Local Planning Authority. Any hedges or hedgerows immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site. Any parts of hedges or hedgerows removed without the Authority's consent or which die or become, in the Authority's opinion, seriously damaged or otherwise defective during such period shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, replacement planting shall be implemented by not later than the end of the following planting season, with plants of such size and species and in such number and positions as may be agreed with the Authority/

Reason : To ensure the continuity of amenity afforded by existing hedges or hedgerows.

NOTE : Tree Protection Guidelines are enclosed.

- 10 No works or development shall take place until full details of both hard and soft landscape have been submitted to and approved by the Local Planning Authority. Hard details shall include, as appropriate, proposed finished levels and/or contours, means of enclosure of unbuilt open areas, car parking layouts, other vehicles and pedestrian access and areas, hard surfacing materials and artefacts and structures (e.g. furniture, refuse and other storage units, signage, lighting, external services, manholes etc). Soft landscape details shall include planting plans, specifications (including cultivation and other operations associated with plant establishment), schedules of plants, noting species, planting sizes and proposed densities where appropriate and a proposed timetable for planting and laying out of hard surfaces.

Reason: To ensure the provision of amenity afforded by appropriate landscaping design.



**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990**

HDC/22735

CONTINUED

- 11 Hard and soft landscaping works shall be fully carried out in accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards (see enclosed list) or other recognised codes of good practice. Any trees or plants which are removed, die or become in the opinion of the Council, seriously damaged or defective, shall be replaced as soon as is reasonably practical with other of similar species, size and number as originally approved, unless the Council gives its written consent to any variation.

Reason : To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved proposals.

NOTE : A landscape checklist pamphlet and selective list of British Standards are enclosed.

- 12 Open space shall be provided on the site in accordance with the approved plan and shall be retained as an amenity feature.

Reason : In the interests of visual and local amenity.

- 13 Details of the future maintenance of the open space in accordance with Policy Proposal REC6 of Hart District Local Plan First Alteration shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason : In the interests of visual and local amenity.

- 14 A landscape management plan, including a maintenance schedule and a written undertaking including proposals for the long term management of the buffer strips as required by the Development Brief for the site and other landscape areas, other than small, privately occupied domestic garden areas, shall be submitted to and approved by the Council prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.

Reason : To ensure that due regard is paid to the continuing enhancement and preservation of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

- 15 The 5 metre wide buffer strip to be provided along the northwest



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

boundary of the site with Twelve Acre Copse shall be retained as a landscaped area outside the gardens of the new dwellings and at no time shall it be incorporated into the gardens of any dwellings or be used for any other purpose whatsoever.

Reason : To ensure that due regard is paid to the continuing enhancement and preservation of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

- 16 Details of the width, alignment, gradient and type of construction proposed for the road(s) and footway(s) and access(es), including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved by the Local Planning Authority in writing before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced and the building(s) is/are occupied.

Reason : To ensure that the roads are constructed to a satisfactory standard.

- 17 Details of measures to be taken to prevent mud/spoil from vehicles leaving the site during the construction works being deposited on the public highway shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before the development commences. Such measures shall be retained for the duration of the construction period.

Reason : In the interests of highway safety.

- 18 Details of provision to be made for the parking and turning on site of operatives and construction vehicles during the contract period shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before development commences. Such measures shall be retained for the duration of the construction period.

Reason: In the interests of highway safety.

- 19 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved in writing by the Local Planning Authority prior to the commencement of any works on site. No building/dwelling erected on the land shall be occupied until there is a direct connection from it (less the final carriageway



**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990**

HDC/22735

CONTINUED

and footpath surfacing) to an existing highway. The final carriageway and footway surfacing shall be commenced within 3 months and completed within 6 months from the date upon which erection is commenced of the penultimate building for which permission is hereby granted.

Reason : To ensure an adequate standard of highway and access for the proposed dwelling/building.

- 20 Construction of the building(s) hereby permitted shall not commence until the estate roads have been laid to base course.

Reason: To ensure that the roads are constructed to a satisfactory standard.

- 21 The garages/parking space(s) and parking areas hereby approved shall not be used for any purpose other than the parking of cars.

Reason: To ensure adequate on site car parking provision for the approved dwelling(s)/building(s) and to prevent parking on the adjoining highway.

- 22 The use hereby approved/occupation of the building(s) shall not commence until garages and vehicle parking spaces have been constructed surfaced and marked out (in accordance with approved details) and that area shall not thereafter be used for any purpose other than parking, loading and unloading of vehicles.

Reason : To make proper provision for off-street parking.

- 23 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) (or any order revoking or re-enacting that order), no (vehicular) (pedestrian) access, other than that shown on the approved plans shall be formed to the site without the prior approval of the Local Planning Authority in writing.

Reason : In the interests of highway safety.

- 24 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order) fences or other means of enclosure at road junctions shall be set back to the sight lines shown on the approved plan and these visibility splays shall be kept free of obstacles.



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

Reason: In the interests of highway safety.

- 25 No development shall commence/The building(s) shall not be occupied before visibility splays of 4.5 metres by 90 metres at the junction of the access road with the public highway have been provided and these splays shall be kept free of obstacles.

Reason : In the interests of highway safety.

- 26 Details of measures to be taken to prevent mud/spoil from vehicles leaving the site during the construction works being deposited on the public highway shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before the development commences. Such measures shall be retained for the duration of the construction period.

Reason : In the interests of highway safety.

- 27 Any garage and car port which faces the highway shall be built at least 5 metres from the highway boundary.

Reason: To provide space in front of the garage to enable vehicles to wait off the highway and to provide adequate car parking.

- 28 The development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To ensure that the development is completed satisfactorily in all respects.

NOTE TO THE APPLICANT

A Licence is required to carry out any works on the public highway. The Area Surveyor, Hampshire County Council, must be informed at least one month prior to commencement of any works. The address of the Area Surveyor is M3 Motorway Compound, Hook, Basingstoke Hants RG27 3AA (Tel. 0256 764444).



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

Civic Offices
Harlington Way,
Fleet,
Hampshire. GU13 8AE
Telephone: Fleet 622122

R. G. Powell

Head of Environmental Services

Date: *1st March 1994.*

All enquiries relating to this decision should be made to the
Head of Environmental Services at the above address.

NB - See Notes Overleaf

HART DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING DEVELOPMENT PLANS
(ENGLAND) Direction 1992

Residential Development, Land at LYNDEN HOUSE and
BLUE HAVEN, READING ROAD, HOOK.

NOTICE IS HEREBY GIVEN that a planning application has been received for residential development on land at LYNDEN HOUSE, and BLUE HAVEN, READING ROAD, HOOK.

This site is not allocated in the Hart District Local Plan First Alteration and falls outside the settlement boundary identified in that plan and if permitted the development would constitute a departure from the provisions of the said Local Plan.

For information the site has been included within the Hart District Local Plan Second Alteration proposed Hook settlement boundary review, but the Second Alteration has not yet been fully approved.

A copy of the application and all the plans attached may be inspected, during normal office hours, at the Councils Offices as below for a period of 21 days from the date of publication of this notice.

Any person wishing to make representation about the proposal should do so in writing to the undersigned not later than 21 days from the date of publication of this notice, quoting reference HDC/22735.

9TH SITE
Dated: ~~14th~~ JULY. 1993.

14th Newspaper

R.G. PERCIVAL.
Head of Environmental Services.

Hart District Council
Civic Offices
Harlington Way
Fleet, Hants,
GU13 8AE.

*Site Notice and
Newspaper advert - 14/7/93.*



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Conservation Areas) ACT 1990

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including colour of mortar and samples shall be submitted to, and
approved by, the Local Planning Authority in writing before development
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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

Reason : To secure satisfactory provision of foul and surface water drainage.

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Reason : In order to secure adequate details of the height of new development in relation to existing ground levels in the interest of visual amenities and/or to minimise the impact of the development in the street scene or the adjoining properties/or trees.

- 05 Details of facilities to be provided for the storage and removal of refuse from the premises shall be submitted to, and approved by, the Local Planning Authority before the building is first occupied.

Reason: In the interests of amenity.

- 06 In the case of any externally mounted or externally accessible meter cupboards, plans and particulars showing the siting and external finishes and colour of all such facilities to be installed on the dwellings shall be submitted and approved by the Local Planning Authority before development commences.

Reason: In the interests of visual amenity.

- 07 Details of all boundary treatments shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of development.

Reason: In the interests of the amenities of the area.

- 08 All trees on the site unless indicated as being removed, shall be retained and protected to the satisfaction of the Local Planning Authority in accordance with its guidance notes and relevant British Standards (BS 5837) for the duration of works on the site and for at least five years following practical completion of the approved development, unless otherwise agreed by the Local Planning Authority. Any trees immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site. Any trees removed without the Local Planning Authority's consent or which die or



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

become, in the Authority's opinion seriously damaged or defective during such period shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, replacement planting shall be implemented by not later than the end of the following planting season, with trees of such size and species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees.

NOTE: Tree Protection Guidelines are enclosed.

- 09 All hedges or hedgerows on the site unless indicated as being removed, shall be retained and protected to the satisfaction of the Local Planning Authority in accordance with the guidance notes and relevant British Standards (BS 5837) for the duration of the works on site for at least five years following practical completion of the approved development, unless otherwise agreed by the Local Planning Authority. Any hedges or hedgerows immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site. Any parts of hedges or hedgerows removed without the Authority's consent or which die or become, in the Authority's opinion, seriously damaged or otherwise defective during such period shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, replacement planting shall be implemented by not later than the end of the following planting season, with plants of such size and species and in such number and positions as may be agreed with the Authority/

Reason : To ensure the continuity of amenity afforded by existing hedges or hedgerows.

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- 10 No works or development shall take place until full details of both hard and soft landscape have been submitted to and approved by the Local Planning Authority. Hard details shall include, as appropriate, proposed finished levels and/or contours, means of enclosure of unbuilt open areas, car parking layouts, other vehicles and pedestrian access and areas, hard surfacing materials and artefacts and structures (e.g. furniture, refuse and other storage units, signage, lighting, external services, manholes etc). Soft landscape details shall include planting plans, specifications (including cultivation and other operations associated with plant establishment), schedules of plants, noting species, planting sizes and proposed densities where appropriate and a proposed timetable for planting and laying out of hard surfaces.

Reason: To ensure the provision of amenity afforded by appropriate landscaping design.



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

- 11 Hard and soft landscaping works shall be fully carried out in accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards (see enclosed list) or other recognised codes of good practice. Any trees or plants which are removed, die or become in the opinion of the Council, seriously damaged or defective, shall be replaced as soon as is reasonably practical with other of similar species, size and number as originally approved, unless the Council gives its written consent to any variation.

Reason : To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved proposals.

NOTE : A landscape checklist pamphlet and selective list of British Standards are enclosed.

- 12 Open space shall be provided on the site in accordance with the approved plan and shall be retained as an amenity feature.

Reason : In the interests of visual and local amenity.

- 13 Details of the future maintenance of the open space in accordance with Policy Proposal REC6 of Hart District Local Plan First Alteration shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason : In the interests of avisual and local amenity.

- 14 A landscape management plan, including a maintenance schedule and a written undertaking including proposals for the long term management of the buffer strips as required by the Development Brief for the site and other landscape areas, other than small, privately occupied domestic garden areas, shall be submitted to and approved by the Council prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.

Reason : To ensure that due regard is paid to the continuing enhancement and preservation of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

- 15 The 5 metre wide buffer strip to be provided along the northwest



**TOWN AND COUNTRY PLANNING ACT 1990
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Conservation Areas) ACT 1990**

HDC/22735

CONTINUED

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Reason : To ensure that due regard is paid to the continuing enhancement and preservation of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

- 16 Details of the width, alignment, gradient and type of construction proposed for the road(s) and footway(s) and access(es), including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved by the Local Planning Authority in writing before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced and the building(s) is/are occupied.

Reason : To ensure that the roads are constructed to a satisfactory standard.

- 17 Details of measures to be taken to prevent mud/spoil from vehicles leaving the site during the construction works being deposited on the public highway shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before the development commences. Such measures shall be retained for the duration of the construction period.

Reason : In the interests of highway safety.

- 18 Details of provision to be made for the parking and turning on site of operatives and construction vehicles during the contract period shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before development commences. Such measures shall be retained for the duration of the construction period.

Reason: In the interests of highway safety.

- 19 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved in writing by the Local Planning Authority prior to the commencement of any works on site. No building/dwelling erected on the land shall be occupied until there is a direct connection from it (less the final carriageway



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

and footpath surfacing) to an existing highway. The final carriageway and footway surfacing shall be commenced within 3 months and completed within 6 months from the date upon which erection is commenced of the penultimate building for which permission is hereby granted.

Reason : To ensure an adequate standard of highway and access for the proposed dwelling/building.

- 20 Construction of the building(s) hereby permitted shall not commence until the estate roads have been laid to base course.

Reason: To ensure that the roads are constructed to a satisfactory standard.

- 21 The garages/parking space(s) and parking areas hereby approved shall not be used for any purpose other than the parking of cars.

Reason: To ensure adequate on site car parking provision for the approved dwelling(s)/building(s) and to prevent parking on the adjoining highway.

- 22 The use hereby approved/occupation of the building(s) shall not commence until garages and vehicle parking spaces have been constructed surfaced and marked out (in accordance with approved details) and that area shall not thereafter be used for any purpose other than parking, loading and unloading of vehicles.

Reason : To make proper provision for off-street parking.

- 23 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (as amended) (or any order revoking or re-enacting that order), no (vehicular) (pedestrian) access, other than that shown on the approved plans shall be formed to the site without the prior approval of the Local Planning Authority in writing.

Reason : In the interests of highway safety.

- 24 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order) fences or other means of enclosure at road junctions shall be set back to the sight lines shown on the approved plan and these visibility splays shall be kept free of obstacles.



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
Conservation Areas) ACT 1990

HDC/22735

CONTINUED

Reason: In the interests of highway safety.

- 25 No development shall commence/The building(s) shall not be occupied before visibility splays of 4.5 metres by 90 metres at the junction of the access road with the public highway have been provided and these splays shall be kept free of obstacles.

Reason : In the interests of highway safety.

- 26 Details of measures to be taken to prevent mud/spoil from vehicles leaving the site during the construction works being deposited on the public highway shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before the development commences. Such measures shall be retained for the duration of the construction period.

Reason : In the interests of highway safety.

- 27 Any garage and car port which faces the highway shall be built at least 5 metres from the highway boundary.

Reason: To provide space in front of the garage to enable vehicles to wait off the highway and to provide adequate car parking.

- 28 The development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To ensure that the development is completed satisfactorily in all respects.

NOTE TO THE APPLICANT

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (Listed Buildings and
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Harlington Way,
Fleet,
Hampshire. GU13 8AE
Telephone: Fleet 622122

Head of Environmental Services

Date: 1st March 1994.

All enquiries relating to this decision should be made to the
Head of Environmental Services at the above address.
NB - See Notes Overleaf