APPENDIX A

Daventry District Council
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APPLICATION NO. DA/99/0314

TOWN & COUNTRY PLANNING ACTS, ORDERS & REGULATIONS

OUTLINE PLANNING PERMISSION

DATE APPLICATION VALID 8th April 1999

Name & Address of Applicant
DAVENTRY DISTRICT COUNCIL
LODGE ROAD, DAVENTRY, NORTHANTS NN11 5AF

Name & Address of Agent
G A ARNOLD, ESTATES MANAGER
DAVENTRY DISTRICT COUNCIL,
LODGE ROAD, DAVENTRY, NORTHANTS NN11 5AF

Location of Development
MIDDLEMORE FARM, OFF ASHBY ROAD, DAVENTRY

Description of Development
OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH PROVISION FOR PUBLIC OPEN SPACE, SCHOOL AND NEW ACCESS.

OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the above development in accordance with the application and plans submitted, SUBJECT TO THE FOLLOWING CONDITIONS AND REASONS:-

CONDITIONS

1. Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

3. The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

5. No works or development shall take place until full tree survey details have been
submitted for approval in writing by the Local Planning Authority. Such details shall include:
(a) a plan showing the location of, and allocating a reference number to, each shrub (including hedgerows) and existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing the crown spread of each tree and which trees and hedges are to be retained;
(b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state or health and stability, of each retained tree or hedge and of each tree or hedge which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
(c) details and proposed timing of any proposed tree surgery of any retained tree or hedge, or of any tree or hedge on land adjacent to the site;
(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, (within the crown spread of any retained tree or hedge or of any tree or hedge on land adjacent to the site) within a distance from any retained tree or hedge, or any tree or hedge on land adjacent to the site, equivalent to half the height of that tree or hedge;
(e) the position and type of fencing proposed for the protection of any retained tree or hedge from damage before and during the course of development.
In this Condition “retained tree or hedge” means an existing tree or hedge which is to be retained in accordance with the plan referred to in paragraph (a) above. Development shall be carried out in accordance with the approved tree survey details.

6. The submitted landscape schemes for the individual sites shall be implemented in the first planting season following the completion of the development, on the individual sites, unless otherwise agreed in writing by the Local Planning Authority. If within a period of 5 years from the date of the planting of any tree or shrub, they, or any planted in replacement for them, are removed, uprooted or destroyed or die (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

7. Notwithstanding the provisions of the Town & Country Planning Act 1990 no part of Middlemore Farmhouse and the adjacent traditional brick barns/outhouses shall be demolished without the prior approval of the Local Planning Authority.

8. Prior to the submission of reserved matters the applicant shall carry out a full archaeological evaluation of the site, in accordance with the “Evaluation Brief” prepared by the County Archaeological Officer, to establish the extent and nature of any archaeological remains that may exist on the site. Applications for the approval of reserved matters should take account of the desirability of preserving important archaeological remains revealed by the evaluation. No development shall take place until the applicant has made provision for the physical preservation of important archaeological remains or, where this cannot be achieved, has secured the implementation of a programme of archaeological investigation in accordance with a written scheme which has been submitted by the applicant and approved by the Planning Authority.

9. The development of the site shall be carried out in accordance with the Development Briefs which relate to the individual sites.

10. Prior to the commencement of any development, a scheme for the provision and implementation of FOUL WATER DRAINAGE shall be submitted to and agreed in
writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans before any site work proceeds.

11. Prior to the commencement of any development a scheme for the provision and implementation of SURFACE WATER DRAINAGE shall be submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans before any site work proceeds.

12. Prior to the commencement of any development a scheme for the provision and implementation of FLOOD RISK PROTECTION shall be submitted and agreed in writing with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans before any site work proceeds.

REASONS

1. To comply with Section 92 of the Town & Country Planning Act 1990.
2. To comply with Section 92 of the Town & Country Planning Act 1990.
3. To comply with Section 91 of the Town & Country Planning Act 1990.
4. In the interests of visual amenity and to ensure that the materials are appropriate to the appearance of the locality.
5. In the interests of the visual amenity of the area.
6. In the interests of the visual amenity of the area.
7. To protect the character of the farm and historic barns.
8. The site is within an area where there may be important features of archaeological interest.
9. To ensure the development is carried out in accordance with an agreed set of development principles.
10. To ensure a satisfactory method of foul water drainage.
11. To ensure a satisfactory method of surface water drainage.
12. To safeguard and protect the development and occupancy of the buildings from any potential hazardous situation.

NOTES IF APPLICABLE

1. The applicant is reminded that bridleway V89 which runs through the site should be preserved on its definitive line wherever possible.
2. Should planning permission be approved for the conversion/demolition of Middlemore Farm and the traditional barns, a programme of building recording in accordance with a written scheme which has been approved by the Local Planning Authority will be required to be carried out prior to the commencement of the development.
3. The Development Briefs referred to in Condition 9 shall include the requirement to provide affordable housing in accordance with demonstrable need, at least 5% of the dwellings to access standards, and at least 10% of each site as public open space including amenity open space and an equipped childrens play area as required.
4. The developer will be required to enter into a Section 106 Agreement in respect of the provision and retention of the access dwellings, the provision of affordable dwellings and their retention as low cost in perpetuity, the contribution of £10,000 per acre towards the provision of recreation facilities in Daventry, and a contribution towards a Public Transport Agreement.
5. To be read in conjunction with Condition 10 to assist in the presentation of satisfactory proposals the Environment Agency recommends the following information:- Foul drainage from the proposed development should be discharged to
the public foul water sewer. The sewerage undertaker should be consulted regarding the availability of capacity in the foul water sewer. If there is not capacity in the sewer, the Agency must be reconsulted with alternative methods of disposal.

Signed [Signature]

Head of Planning

Date of Decision 26th May 1999