APPENDIX A

OUTLINE PLANNING PERMISSION

APPLICATION NO. DA/2002/0073

TOWN AND COUNTRY PLANNING ACTS, ORDERS AND REGULATIONS

DATE APPLICATION VALID 28/01/2002

Name and Address of Applicant Daventry District Council
Lodge Road Daventry
Northants NN11 5AF

Name and Address of Agent Director of Trans & Tech Service
Daventry District Council
Lodge Road Daventry
Northants NN11 5AF

Location of Development Middlemore Farm, Ashby Road, Daventry

Description of Development Renewal of outline planning permission DA/1999/0314 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 three 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.

Adopted, October 2001
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 shrubs 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 of 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 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 landscaping 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 with 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/outbuildings 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 archeological 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 Local 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 by 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 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.

12. Prior to the commencement of any development, a scheme for the provision and implementation of FLOOD RISK PROTECTION 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 works proceeds.

13. The site shall be developed to a net minimum density of at least 35 dwellings per hectare.

14. On-site parking shall be provided at a ratio of no greater than 1.5 car spaces per dwelling.

REASONS

1. To comply with Section 92 of the Town & Country Planning Act 1990.
2. To comply with Section 91 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 principles.
9. To ensure that 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.
13. To ensure a net minimum site density in accordance with the objectives of Policy H6 of the County Structure Plan and Planning Policy Guidance Note No. 3: Housing.

14. To ensure on-site parking provision in accordance with the objectives of Policy T10 of the County Structure Plan and Planning Policy Guidance Note No. 3: Housing.

NOTES IF APPLICABLE

1. The applicant it reminded that bridleway VB9 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. 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 undertakers should be consulted regarding the availability of capacity in the foul water sewer. If there is no capacity in the sewer, the Agency must be reconsulted with alternative methods of disposal.

RELEVANT DEVELOPMENT PLAN POLICIES

1. -
2. -
3. -
4. Structure Plan - GS5
   Local Plan - GN2, EN42
5. Structure Plan - GS5
   Local Plan - GN2, EN25
6. Structure Plan - GS5
   Local Plan - GN2, EN25
7. Local Plan - GN2, EN6
8. Structure Plan - AR6
   Local Plan - EN15, EN17
9. -
10. Structure Plan - AR8
    Local Plan - EN41
11. Structure Plan - AR8
    Local Plan - EN41
12. Structure Plan - AR8
    Local Plan - EN41
13  Structure Plan - H6
14  Structure Plan - T10

Signed

Director of Community Development

Date of Decision: 05/07/2002