APPENDIX A

The Outline Planning Permission and Variation of the Outline Planning Permission

APPLICATION NO. DA/2002/0073

TOWN AND COUNTRY PLANNING ACTS, ORDERS AND REGULATIONS

OUTLINE PLANNING PERMISSION

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 Tran & 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.
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 as 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
**APPLICATION NO.** DA/2005/0653

**TOWN AND COUNTRY PLANNING ACTS, ORDERS AND REGULATIONS**

**PLANNING PERMISSION**

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<th>Name and Address of Applicant</th>
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<td>Daventry District Council</td>
<td>Director Of Corp Assets &amp; Dev</td>
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**Location of Development**
Middlemore Farm, Ashby Road, Daventry

**Description of Development**
Variation of Condition 2 of planning permission DA/2002/0073 to extend the period of expiration for a further three years

**PLANNING PERMISSION HAS BEEN GRANTED** for the above development in accordance with the application and plans submitted, SUBJECT TO THE FOLLOWING CONDITIONS AND REASONS:
- Condition 2 of planning permission DA/2002/0073 is hereby varied in the following respect:-

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

**NOTES IF APPLICABLE**
Condition 2 has been varied and in the interests of clarity a copy of the revised decision notice is attached.

Signed
Development Control Manager
Date of Decision: 01/09/2005
APPENDIX B

Details Required In Support Of Applications For Full Planning Permission, And/Or Reserved Matters Approval

Prospective developers are strongly encouraged to discuss their proposals for the site prior to making a formal planning application, in order to resolve any particular issues at an early stage.

It is in the developer's interest to ensure that the applications to be submitted are complete in all respects, i.e. correct forms and certificates have been used, all questions have been answered and the plans are sufficient to describe the whole development, including its relationship with existing development.

A Detailed Landscape Scheme must be provided as part of the submission, along with a Design and Access Statement, Environmental Statement incorporating an Energy Statement, Waste Audit and Waste Management Facilities Strategy. Developers shall also refer to the WNDC Planning Principles document (June 2007) for any WNDC-specific requirements.

The Design and Access Statement shall include details/evidence of how the Developer has met the Sustainability Requirements. It shall also explain how the Developer feels they have responded to the other requirements contained in the Development Brief. If any deviation from the Brief is proposed (no matter how minor) by the Developer, this shall also be clearly explained/justified in this document.

Applications for Full Planning Permission or Reserved Matters Approval

Four copies of Part 1 Form are required, and four copies of each of the following plans shall be submitted:

**Location Plan:** minimum scale 1:1250 or 1:2500 showing -

1. Area of site (including obligatory works areas) edged in red.
2. Any other adjoining land in the ownership or control of the applicant, edged in blue.
3. Names of adjoining roads.
4. Location of surrounding and adjoining development.

**Site Layout Plan:** minimum scale 1:500 accurately showing -

1. Area of site (including obligatory works areas) edged in red.
2. Any other adjoining land in the ownership or control of the applicant, edged in blue.

3. Position and size of existing buildings within and adjacent to the site.

4. All means of access to the site, existing and proposed, including the layout of roads, footpaths and car parking.

5. The size and position of all existing and proposed foul and surface water sewers on the site, and the points of connection to sewers constructed by DDC and to be adopted by the Water Authority.

6. Details of existing and proposed finished levels, including any differences in level between the site and adjoining land.

7. Position, type and height of all existing and proposed walls and other means of enclosure, including retaining walls.

All layouts submitted, including draft plans, must clearly identify: all plot numbers and their related parking plots; which plots are affordable housing; which have chimneys; any energy efficiency schemes and what type e.g solar/photovoltaic, mini-wind turbine etc; bat tubes; stone; render; brick etc; house types; storey heights.

**Landscape Drawing:** minimum 1:500 accurately showing -

1. Trees and hedges within and adjoining the site, their location, height, spread and type, indicating clearly which are to be retained and which are to be removed.

2. Details of proposed planting, landscape works and surface treatment, indicating the number, species, height and position of all trees and shrubs to be planted, together with the surface treatment of all roads, drives, footpaths and open spaces. Details of maintenance arrangements.

**Cross Section Drawing:** showing –

1. Cross sections at regular intervals – north to south across site.

**Detailed Plans:** normally at scales between 1:50 and 1:200 showing -

1. Plans and elevations of all proposed buildings, including garages/car ports, bin and cycle stores etc.

2. Details of the proposed facing materials and roof coverings.

3. Street Scenes of main frontages, including in particular, development fronting main roads i.e Farnborough Drive, Claydon Road, and that overlooking the bridleway/recreation route to the north; the recreational route/reservoir to the south; and the recreational route/dismantled railway line to the west.