

APPLICATION NO.: 6.125.12.B.FULMAJ

LOCATION:

Hall Farm Tockwith Road Long Marston York North Yorkshire YO26 8PQ

PROPOSAL:

Demolition of existing farm buildings and erection of 11 no dwellings, erection of 2m high boundary wall, and formation of new vehicular access (site area 0.5ha) Revised scheme.

APPLICANT: FK Abbey

DEFERRED and HOPS be authorised to APPROVE the application subject to the following conditions and such other conditions HOPS considers to be necessary and following the completion of a S106 Agreement requiring:

- 0 The provision of a commuted sum for off site open space provision and affordable housing provision.
- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 5yrs
- 2 CC01 AMENDED DRAWINGS/LETTERS RECEIVED ... 25.02.2004
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 Notwithstanding the submitted plans, details of all proposed boundary treatments shall be submitted for the written approval of the Local Planning Authority.
Thereafter the approved details shall be implemented and completed prior to the first occupation of the units hereby approved.
- 5 HW01 DETL'D PLAN ROAD/FT'WY LY'OUT OA ALLTYP5
- 6 HW02 CONST ROADS/FT'WY PRIOR TO OCC OF DWLGS
- 7 HW04 INITIAL SITE ACCESS (ALL SITES)
- 8 HW17 PROV'N OF APP'VD ACCESS/TURNING/PARKING
- 9 HW20 PARKING FOR DWELLINGS (MORE THAN ONE)
- 10 HW26 PRECAUTIONS TO PREVENT MUD ON HIGHWAY
- 11 HW27 APP'VL DETAILS FOR WORKS IN THE HIGHWAY
- 12 Prior to the commencement of the development/the development being brought into use the proposed junction of the access at Old Lane, Tockwith Road and the proposed Estate Road shall be constructed in accordance with the approved details as approved by the Local Planning Authority.

NOTE:

You are advised that a separate Agreement will be required from the Local Highway Authority in order to carry out works within the public highway. You should contact the Local Highway Authority to determine the requirements of this

- Agreement at an early stage.
- 13 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3 (three) metres either side of the centre line of the sewer, which crosses the site.
 - 14 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
 - 15 No development shall take place until details of the proposed means of disposal and treatment of surface water and sewage, including details of any balancing/off-site works, have been submitted to and approved by the Local Planning Authority.
 - 16 CB26X NO SW/FOUL DISCHG UNTIL APP WRK COMPLETE
 - 17 CB09 SOAKAWAYS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC01R ACCORDANCE WITH DRAWINGS
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 In the interests of visual amenity.
- 5 HW01R ROAD SAFETY REQUIREMENTS
- 6 HW02R ROAD SAFETY REQUIREMENTS
- 7 HW04R VEHICLE AND PEDESTRIAN SAFETY REQ'MENTS
- 8 HW17R ROAD SAFETY REQUIREMENTS
- 9 HW20R ROAD SAFETY REQUIREMENTS
- 10 HW26R ROAD SAFETY REQUIREMENTS
- 11 HW27R ROAD SAFETY REQUIREMENTS
- 12 HW28R ROAD SAFETY REQUIREMENTS
- 13 CB18XR TO ALLOW SUFFICIENT ACCESS FOR MAINT/RPR
- 14 CB11R TO PREVENT POLLUTION OF WATER ENVIRONMNT
- 15 To ensure that the development can be properly drained without damage to the local water environment.
- 16 CB26XR TO ENSURE PROPER PROVISION IS MADE
- 17 CB09R POLLUTION PREVENTION

(UNANIMOUS DECISION)