

NOTICE OF PERMISSION ON AN OUTLINE APPLICATION

Application No. P02/1079

TOWN AND COUNTRY PLANNING ACT 1990

To **Cunnane Town Planning
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
Manchester
M20 2YY**

PARTICULARS OF DEVELOPMENT

Application for Outline Permission for a Maximum of 315 Dwellings and the Formation of a Country Park, Golf Course and Means of Access

at Land to the north of A531, North Course, Wychwood Park, Weston.

for Countryside Properties Plc

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you, subject to compliance with the condition(s) set out below :-

1. The subsequent approval by the Local Planning Authority before development commences of the siting, design and external appearance of the proposed building(s) and other structures and the positions, widths, levels, construction and drainage of the means of access thereto (including any estate roads) the laying out and formation of the golf course and countrypark/woodland park and the landscaping of the site.

Reason :- The application is for outline permission only.

2. Application for reserved matters must be made not later than the expiration of three years from the date of this permission.

Reason :- To comply with the provisions of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than whichever is the later of the following dates:

(a) The expiration of five years from the date of this permission

OR

(b) The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason :- To comply with the provisions of the Town and Country Planning Act 1990.

4. The route of the statutory rights of way across the site shall be protected at all times during the course of development and remain open for use unless otherwise formally agreed through statutory procedures.

Reason: To protect the rights of way from obstruction and ensure that they remain available for use.

5. No vehicular access shall be created onto Snape Lane from the application site.

Reason: In the interests of highway and pedestrian safety. The development has been planned with vehicular access from A531.

6. Except for provisions for the statutory public footpaths, there shall be no vehicular or pedestrian access direct onto the former A500.

Reason: In the interests of highway and pedestrian safety. The development has been planned with vehicular access from A531.

7. The reserved matters application for the club house shall include full details of the car parking provision for the golf course. There shall be no use of the golf course until the parking has been laid out and is available for use in accordance with the approved details. The parking shall thereafter be retained.

Reason: To ensure that there is adequate parking for the golf course in the interests of highway safety and residential amenities.

8. The uses of land shall be as shown on and confined to the areas depicted on drawing number 02 "Proposed Site Plan Wychwood Park Village Development @ the North Course for Countryside Properties" received by the Borough Council on 28 November 2002.

Reason: For the avoidance of doubt.

9. The number of dwellings to be constructed on the land to which this permission relates shall not exceed 315 units.

Reason: To maintain an appropriate distribution of dwellings between the North and the South Course residential areas of the Wychwood Park development, in accordance with the principles set out in the original outline permission.

10. The plans submitted as reserved matters shall indicate the precise location of all existing trees and hedgerows on and abutting the site, together with details of species and a statement as to which trees and hedgerows are to be removed to facilitate the development.

Reason: To ensure that those trees and hedgerows which make a significant contribution to the landscape are retained.

Signed

Date 6th October 2003

.....
Borough Planning Officer