

# HART DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977/81

To: CEDARMOUNT PROPERTIES LTD  
MR R SHEPPARD  
32A, WESTOVER ROAD  
FLEET  
ALDRESHOT  
HANTS GU13 9DB

REFERENCE No: HDC/17619

In pursuance of their powers under the above mentioned Act the Council, as the Local Planning Authority, hereby GRANT OUTLINE PLANNING PERMISSION for

ERECTION OF TWO DETACHED HOUSES AND GARAGES

LITTLEBROOK, FLEET ROAD, COVE

in accordance with your application received on 1st December 1988 and the plans and particulars submitted in connection therewith.

(as amended by plans received on the 14th February 1989 )

Subject also to due compliance with the conditions specified hereunder:-

- 01 The development hereby permitted shall be begun either before the expiration of five years from the date of the grant of this outline permission, or 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 whichever is the later date.
- 02 In the case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of this outline planning permission.
- 03 Details relating to design, size and external appearance of the proposed building(s) and the landscaping of the site shall be submitted to, and approved by, the Local Planning Authority before any development is commenced.
- 04 Samples of all external facing and roofing materials shall be submitted to, and approved by, the Local Planning Authority before development commences.
- 05 Details of all boundary treatments shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of

# HART DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACT 1971

HEC/17619

CONTINUED

development.

- 06 Detailed proposals for the disposal of foul and surface water drainage shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
- 07 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and tree planting which shall include details of hard surfacing, the position, species and size of plants/trees to be planted, the phasing and timing of such planting and shall include provision for its maintenance during the first 5 years from the date of planting.
- 08 The building(s) hereby approved shall not be occupied until the landscaping scheme shall have been completed in accordance with the phasing and timing of planting submitted under Condition 07 or by such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
- 09 The existing trees/hedges shown to be retained on the approved plan shall be protected by the erection of picket fencing.
- 10 Details of provision to be made for the parking and turning on site of operatives and construction vehicles during the contract period shall be submitted to and approved by the Local Planning Authority in writing and fully implemented before development commences. Such measures shall be retained for the duration of the construction period.
- 11 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order) no access other than that shown on the approved plans shall be formed to the site, without the prior approval of the Local Planning Authority in writing.
- 12 No development shall commence/The building(s) shall not be occupied before visibility splays of 2 metres by 60 metres at the junction of the access road with the public highway have been provided, and these splays shall be kept free of obstacles.
- 13 The access, including the footway and/or verge crossing and the piping of any ditch, shall be constructed and lines of sight of 2 by 60 metres provided and maintained in accordance with the details to be submitted to and approved by the Local Planning Authority prior to the commencement of development.
- 14 Any garage and/or car port shall be built at least 5.5 metres from the highway boundary.

# HART DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACT 1971

HDC/17619

CONTINUED

- 15 The access shall be splayed back at an angle of 45 degrees.
- 16 The development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

The reasons for these conditions are as follows:-

- 01 To comply with Section 42 of the Town and Country Planning Act 1971.
- 02 To comply with Section 42 of the Town and Country Planning Act 1971.
- 03 To secure properly planned development and since no such details have been submitted.
- 04 To ensure that the external appearance of the building(s) is satisfactory.
- 05 In the interests of the amenities of the area.
- 06 To secure satisfactory details of proposals for foul and surface water drainage.
- 07 To ensure that the appearance of the development is satisfactory.
- 08 To ensure that the appearance of the development is satisfactory.
- 09 To ensure that the appearance of the development is satisfactory.
- 10 In the interests of highway safety.
- 11 In the interests of highway safety.
- 12 In the interests of highway safety.
- 13 To provide satisfactory access.
- 14 In the interests of highway safety.
- 15 In the interests of highway safety.
- 16 To ensure that the development is completed satisfactorily in all respects.

**HART DISTRICT COUNCIL**  
**TOWN AND COUNTRY PLANNING ACT 1971**

HDC/17619

CONTINUED

Civic Offices  
Harlington Way,  
Fleet,  
Hampshire. GU13 8AE  
Telephone: Fleet 622122



Director of Planning

Date: 7 March, 1989.

All enquiries relating to this decision should be made of the  
Director of Planning at the above address.  
NB - See Notes Overleaf

LAST PAGE 004