DAVENTRY
DISTRICT COUNCIL

Daventry District Council
Lodge Road, Daventry, Northamptonshire. NN11 4FP
Tel: (01327) 871100 DX: 21965 Fax: (01327) 301605 Minicom: (01327) 312844
E-mail: plancare@daventrydc.gov.uk Website: www.daventrydc.gov.uk

APPLICATION NO. DA/2007/0763
TOWN AND COUNTRY PLANNING ACTS, ORDERS AND REGULATIONS

PLANNING PERMISSION

DATE APPLICATION VALID 29 June 2007

Name and Address of Applicant	Name and Address of Agent
Northampton Steam Railway Ltd	Mr G J Peacock
Pitsford And Brampton Station	Pitsford And Brampton Station
Pitsford Road	Pitsford Road
Chapel Brampton	Chapel Brampton
Northampton	Northampton
NN6 2BA	NN6 2BA

Location of Development
Land at former Boughton Cold Store, Brampton Lane, Boughton, Northamptonshire, NN6 8AA

Description of Development
Change of use of land to railway use to permit reinstatement of former railway siding area. Construction of railway sidings and signal box

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. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
2. **No development shall take place until details and proposed timetable of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved plans.**
3. **No works or development shall take place until full details (including planting plans, species size and proposed numbers/densities) of all proposed hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and implemented as approved. All these works shall be carried out prior to the development, or any phase of the development, being first occupied/used, or in accordance with a programme approved in writing by the Local Planning Authority. If within a period of five years from the date of the planting of any tree or shrub, they or any tree or shrub 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.**

12138

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4. **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 alterrations 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.
5. **No development shall take place until a schedule of landscape maintenance details for a minimum of five years has been submitted to and approved by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.**
6. **No equipment, machinery or materials shall be brought onto the site for the purposes of the development until details of the proposed type and a plan of the proposed position of fencing for the protection of trees or hedges that are to be retained on the site, have been submitted to and approved in writing by the Local Planning Authority. The fencing shall be implemented in accordance with these details and shall remain in place until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored, disposed of, or placed, nor fires lit, in any area fenced in accordance with this condition and the ground levels within these areas shall not be driven across by vehicles, altered, nor any excavation made (including addition/removal of topsoil/subsoil) without the written consent of the Local Planning Authority.**

REASONS

1. **To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).**
2. **In the interests of the visual amenity of the area.**
3. **In the interests of the visual amenity of the area.**
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5. **In the interests of the visual amenity of the area.**
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NOTES

1. **This permission relates to the details shown on drawings registered valid on 29th June 2007.**

RELEVANT DEVELOPMENT PLAN POLICIES

PPGs/ Circulars/ RSS – PPS1, PPS7, PPG17, Good Practice Guide on Planning for Tourism
Structure Plan: GS5 – design, RE3 – employment uses in the open countryside, T8 – walking and cycling
Local Plan:GN1 – general, GN2 – general design, EN11 – rural access areas, EN42 – design of development, TM1 – improvement, upgrade & refurbishment of tourist attractions, TM3 – tourist services, RC5 – general recreational facilities in the open countryside

SUMMARY OF REASON FOR DECISION

The proposal is considered to be acceptable as the development would encourage use of an existing tourist attraction and would not be detrimental to the visual amenity of the area or the landscape in accordance with policies GS5 – design, RE3 – employment uses in the open countryside, T8 – walking and cycling of the Northamptonshire Structure Plan and GN1 – general, GN2 – general design, EN11 – rural access areas, EN42 – design of development, TM1 – improvement, upgrade & refurbishment of tourist attractions, TM3 – tourist services, RC5 – general recreational facilities in the open countryside of the Daventry District Local Plan.

Signed

Development Control Manager

Date of Decision: 16 August 2007

12138