SALLY WALTHAM
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Director of Housing & Planning Services

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0028/01 Received: 09-JAN-01 Type: PERMISSION RENEWAL

Name: Mr & Mrs Collins
1 Burghley Close
Deeping St James
Peterborough
Lincs. PE6 8QD

Agent: Mr & Mrs Collins
1 Burghley Close
Deeping St James
Peterborough
Lincs. PE6 8QD

Description: Residential development (Outline) (renewal of H02/0020/98)

Location : Adjacent 60 Peterborough Road Crowland Peterborough

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development 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,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The

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trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 There shall be no means of vehicular or pedestrian access to the permitted building(s) from Crowland By-Pass.

Reason: In the interests of safety.

The determined plans are:-
1:2500 site location plan received 9 January 2001.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Your attention is drawn to the proximity of the Crowland By-Pass, with it's associated traffic noise, and this should be taken into account when details of the design and location of the dwelling(s) are drawn up.

The applicants are advised that the site appears to be suitable for a single dwelling only.

Director of Housing and Planning Services
21 FEB 2001

H02/0028/01

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H02/0028/01 Received: 09-JAN-01 Type: PERMISSION RENEWAL

Name: Mr & MrsCollins
1 Burghley Close
Deeping St James
Peterborough
Lincs. PE6 8QD

Agent: Mr & Mrs Collins
1 Burghley Close
Deeping St James
Peterborough
Lincs. PE6 8QD

Description: Residential development (Outline) (renewal of H02/0020/98)

Location : Adjacent 60 Peterborough Road Crowland Peterborough

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development 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,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
~~(2) The siting and design of any vehicular access to a road;~~
2 ~~(3)~~ Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 There shall be no means of vehicular or pedestrian access to the permitted building(s) from Crowland By-Pass.

Reason: In the interests of safety.

The determined plans are:- 1:2500 Site Location Plan received 9-1-01

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Your attention is drawn to the proximity of the Crowland By-pass, with it's associated traffic noise, and this should be taken into account when details of the design and location of the dwelling(s) are drawn up.

The applicants are advised that the site appears to be suitable for a single dwelling only.

Director of Housing and Planning Services
15 FEB 2001

H02/0028/01