FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0042/96 Received:15-JAN-96 Type:PERMISSION RENEWAL

Name: Mr C A Adams
c/o JER Associates
Hamfield House
31 Cherryfields
Orton Waterville Peterborough

Agent: JER Associates
Hamfield House
31 Cherryfields
Orton Waterville
Peterborough PE2 5XD

Description: Residential development including details of means of access (Renewal of Outline application H02/0521/92)
Location : Jareys Yard South of 38/40 West Street
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 a. approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority;

b. application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this letter;

2 the development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission; or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later;

3 details of landscaping submitted pursuant to condition 1 shall include details of walls, fences and other means of enclosure including on the frontage of 38 West Street and which is part of the area edged blue on application Plan A2. All walls, fences and other means of enclosure comprised in the approved details of landscaping and situated within the Conservation Area shall be completed before any dwelling is occupied. All other means of enclosure together with all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation;

4 full details of the proposed access road including levels, construction details, provisions for services and surface treatment shall be

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

submitted to and approved by the local planning authority prior to the commencement of development;

5 the section of the access road within the Conservation Area shall be completed and surfaced in accordance with the approved details before any dwelling is occupied;

6 development shall not begin until details of drainage works have been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until drainage works have been completed in accordance with the approved plans;

7 the developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him to observe the excavations and record items of interest and finds;

8 the final road layout shall make provision for the subsequent addition of a road connection across the section of the western boundary shown hatched on Plan C in order to provide a connection to the adjoining land to the west.

Reason: The above conditions were imposed by the Planning Inspectorate in relation to the previous appeal decision and are therefore repeated.

Director of Housing and Planning Services
01-MAR-96 H02/0042/96

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

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Residential development including details of means of access (Renewal of Outline application H02/0521/92)
Location : Jareys Yard South of 38/40 West Street
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.

1 a. approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority;

b. application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this letter;

2 the development hereby permitted shall be begun either before the expiration of 5 years from the date of this ~~letter~~ permission; or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later;

4 details of landscaping submitted pursuant to condition 1 shall include details of walls, fences and other means of enclosure including on the frontage of 38 West Street and which is part of the area edged blue on application Plan A2. All walls, fences and other means of enclosure comprised in the approved details of landscaping and situated within the Conservation Area shall be completed before any dwelling is occupied. All

other means of enclosure together with all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation;

4 full details of the proposed access road including levels, construction details, provisions for services and surface treatment shall be submitted to and approved by the local planning authority prior to the commencement of development;

5 the section of the access road within the Conservation Area shall be completed and surfaced in accordance with the approved details before any dwelling is occupied;

6 development shall not begin until details of drainage works have been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until drainage works have been completed in accordance with the approved plans;

7 the developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him to observe the excavations and record items of interest and finds;

8 the final road layout shall make provision for the subsequent addition of a road connection across the section of the western boundary shown hatched on Plan C in order to provide a connection to the adjoining land to the west.

Reason: The above conditions were imposed by the Planning Inspectorate in relation to the previous appeal decision and are therefore repeated.

29-FEB-96 AD check.....27/2

Authorised to issue (inc Delegation).....pp.DSC

[Copy]
Insp for conditions

12. You did not object to any of the 8 possible conditions that were suggested by the Council. I accept that, in addition to the matters reserved by the application for future consideration, it is necessary for full details of the access road to be submitted for approval. I also consider that it is necessary to ensure that details of walls, fences and other means of enclosure are submitted as part of the landscape scheme. The conditions I shall impose will also require the completion of the access road and the means of enclosure within the Conservation Area prior to the occupation of any dwelling; I consider that this is necessary in order to protect the Conservation Area. Because there are a number of existing dwellings close to the site, I shall impose a condition to ensure that satisfactory drainage is provided at an early stage in order to minimise any risk of flooding during the construction period. Condition No 4 on the Council's list was suggested by the Highway Authority but I see no particular necessity for a condition to enable the layout to be accurately fixed and nor was any reason put forward at the inquiry.

13. The settlement of Crowland has a long history and I accept that there is a need to make provision for access by an archaeologist during the construction period. At the inquiry the Council indicated that it had no particular preference for the condition that had been suggested as compared with the relevant model condition set out in Circular 1/85. All the conditions I shall impose take account of the advice in the Circular and are based on model conditions where it is appropriate to do so.

14. I share the common view at the inquiry that, in the interests of the good planning of the area, it is necessary to ensure that the development makes provision for a road connection to land to the west. The section of the western boundary of the site across which this connection should be made was agreed at the inquiry and is indicated on Plan C, a copy of which is attached.

15. For the above reasons and in exercise of the powers transferred to me, I hereby allow this appeal and grant outline planning permission for residential development, including details of the means of access, on land at Jareys Yard south of 38/40 West Street, Crowland in accordance with the terms of the application No HO2/0521/92 dated 8 May 1992 and the plans submitted therewith, subject to the following conditions:

1. a. approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority;

SCA

b. application for approval of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this letter;

2. the development hereby permitted shall be begun either before the expiration of 5 years from the date of this letter; or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later;

SCB

3. details of landscaping submitted pursuant to condition 1 shall include details of walls, fences and other means of enclosure including on the frontage of 38 West Street and which is part of the area edged blue on application Plan A2. All walls, fences and other means of enclosure comprised in the approved details of landscaping and situated within the Conservation Area shall be completed before any dwelling is occupied. All other means of enclosure together with all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation;

SCC

4. full details of the proposed access road including levels, construction details, provisions for services and surface treatment shall be submitted to and approved by the local planning authority prior to the commencement of development;

SCD

5. the section of the access road within the Conservation Area shall be completed and surfaced in accordance with the approved details before any dwelling is occupied;

SCE

6. development shall not begin until details of drainage works have been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until drainage works have been completed in accordance with the approved plans;

SCF

7. the developer shall afford access at all reasonable times to any archaeologist nominated by the local planning authority, and shall allow him to observe the excavations and record items of interest and finds;

SCG

8. the final road layout shall make provision for the subsequent addition of a road connection across the section of the western boundary shown hatched on Plan C in order to provide a connection to the adjoining land to the west.

SCH

16. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if