SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H02/0091/03 Received: 31-JAN-03 Type: OUTLINE

Name: Mr P Leo
Alderlands House
55 Broadway
Crowland
Peterborough. PE6 0BH

Agent: Trevor A Clay
14 Old Fendike Road
Weston Hills
Spalding, Lincs. PE12 6DD

Description: Redevelopment of garage site for residential use - two-storey houses

Location : 59 - 61 Broadway Crowland

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

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;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Council Offices
Priory Road
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Telephone: (01775) 761161
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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 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

5 Prior to the commencement of the development, all necessary remedial works identified by the contaminated land investigation, Reference N/GEN8340/JS/JB, conclusions and recommendations shall be implemented in their entirety.

Reason: To ensure that known sources of contamination are remediated in the interests of the amenity and safety of future occupants.

6 Prior to the commencement of development an alternative access shall be provided to the lockup garages to the south of the site.

Reason: To ensure adequate access is maintained and to prevent vehicles parking on the highway, all in the interest of highway safety.

Note(s):

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The determined plans are:
1:2500 site location plan and 1:500 site plan received on 31 Jan 03.

The applicant is advised that the final development should be for low cost units.

Head of Planning & Development
06 JUN 2003

H02/0091/03

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H02/0091/03 Received: 31-JAN-03 Type: OUTLINE

Name: Mr P Leo
Alderlands House
55 Broadway
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Peterborough. PE6 0BH

Agent: Trevor A Clay
14 Old Fendike Road
Weston Hills
Spalding, Lincs. PE12 6DD

Description: Redevelopment of garage site for residential use - two-storey houses

Location : 59 - 61 Broadway Crowland

Contaminated land cond.

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;
(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.