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):

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

Head of Planning & Development
02 JUN 2003

✓ 1 2 6

H02/0091/03

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Refusal of Reserved Matters

COPY Earlier App

Reference: H02/0157/04 Received: 26-APR-04 Type: RESERVED MATTERS

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: Erection of 4 terrace houses (outline application H02/0091/03)

Location : 59-61 Broadway Crowland

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

1 The development would, as a result of its height and scale, result in an unduly dominant and incongruous feature in the street scene out of character with existing buildings and would be overbearing to the dwelling to the east. The development would therefore be contrary to Policy E1 of the Adopted South Holland District Local Plan.

Note(s):

The determined plans are:
Dwg no. 002 rceived 4 February 2004.
Dwg no. 003 received 26 April 2004.

Head of Planning & Development
18-JUN-04

H02/0157/04

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.

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

Beacon Council 2003-2004 Supporting the Rural Economy

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Council Offices
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Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H02/1395/04 Received: 18-OCT-04 Type: RESERVED MATTERS

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: Construction of four terraced houses (Outline H02/0091/03)

Location : 59-61 Broadway Crowland

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

2 Before development commences the applicants shall submit to and have had approved in writing by the Local Planning Authority drawings and plans to a scale 1:10 to 1:20 as appropriate of the following:
- Vertical and horizontal sections through all external doors and windows, including cills, heads, balconies and canopies.
- Details of the frontage railings and boundary walls.
- Details of all chimneys, eaves, gables, fascias, soffits and rainwater goods.
- Details of the entrance arch and ground floor rustications.
- Surfacing details of the access drive and parking areas.

The development shall be carried out in accordance with the approved details.

Beacon Council 2003-2004 Supporting the Rural Economy

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Lincolnshire
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Reason : To ensure a satisfactory development.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

Reason For Approval
The proposal is in accordance with local policies as set out in Policy E1 of the Adopted South Holland District Local Plan 1998.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:
Dwg. no. 00/064/PA/004, received 18 October 2004.
Dwg. nos. 00/064/PA/002.B and 00/064/PA/006, received 28 April 2005.

Head of Planning & Development
26-MAY-05

H02/1395/04

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.