

SALLY WALTHAM

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

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0173/99

Received: 26-FEB-99

Type: PERMISSION RENEWAL

Name: Mr & Mrs P Tansley
Yellow Stocking Hall
Crowland
PE6 0DD

Agent: Moulton Design
63 East Cob Gate
Moulton
Spalding
Lincs PE12 6QJ

Description: Residential development (renewal of H02/0146/96)

Location : Low 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) 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.

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

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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 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 Before the plots are constructed the private drive shall be laid out (minimum width 4.25 metres) as shown on the submitted drawing number 92030/SK1, including the turning facility.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

- 6 A visibility splay of 2.4 metres x 35 metres shall be provided at the access point of the private drive to the north along Low Road (across the applicants land) and nothing shall be grown or erected within this splay above 0.6 metres in height.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

- 7 None of the existing trees along the sites boundaries shall be lopped, topped or felled other than in accordance with any programme of works which may be agreed in writing by the Local Planning Authority, and these trees shall be retained as part of any approved landscaping scheme. Any trees which die, or are removed as part of any agreed programme shall be replanted with the same species and thereafter maintained for a period of ten years or until they have become established.

Reason: To safeguard the amenities of the locality.

- 8 The applicant shall submit to and agree with the Local Planning Authority details of a programme of works for the excavation and removal of all material likely to give rise to the generation of

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methane gas from the former filled pits on the site. The programme shall also include details of subsequent infilling with inert material and indicate the finished ground levels. The works shall be completed in accordance with the agreed details before construction works on the dwellings are commenced.

Reason: To ensure the safety of the occupants of the dwellings.

The applicant is advised that the future development of the site should accord with the details on the submitted plans.

Director of Housing and Planning Services

19 MAY 1999

H02/0173/99

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

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that permission has been granted (or equiv)
on the following condition(s):**

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x completion of the scheme, and all losses shall be made good during that period.

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Reason: To ensure the safety of the occupants of the dwellings.

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Director of Housing and Planning Services ✓ n/s
17 MAY 1999

H02/0173/99

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