

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H02/0348/02

Received: 02-APR-02

Type: OUTLINE

Name: Exors of Late Mrs E Batchelor
c/o Messrs Calthrops
11 Market Place
Spalding
Lincs PE11 1SP

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs PE11 1BS

Description: Demolition of existing terrace of three properties & erection of one new replacement dwelling with garage

Location : 5 Nene Terrace & adjoining land 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.

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 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 5 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

- 6 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

- 7 The development shall be carried out in accordance with the submitted and approved Flood Risk Assessment.

Reason: In the interests of flood protection.

The determined plans are:

1:2500 Site location plan received 25 March 2002.

The applicant is advised that the reserved matters application will need to address issues of character and take account of the existence of preserved trees on the site.

The development hereby permitted 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.



Head of Planning & Development
10 DEC 2002

H02/0348/02

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 H02/0348/02

Received: 02-APR-02 Type: OUTLINE

Name: Exors of Late Mrs E Batchelor
c/o Messrs Calthrops
11 Market Place
Spalding
Lincs PE11 1SP

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs PE11 1BS

Description: Demolition of existing terrace of three properties & erection of one new replacement dwelling with garage

Location : 5 Nene Terrace & adjoining land Crowland

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.

- 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 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 5 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

- 6 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

- 7 The development shall be carried out in accordance with the submitted and approved Flood Risk Assessment.

Reason: In the interests of flood protection.

The determined plans are:

1:2500 Site location plan received 25 March 2002.

The applicant is advised that the reserved matters application will need to address issues of character and take account of the existence of preserved trees on the site.

~~Some Determination?~~ ~~2/11~~
x on Highway Access? ~~2/11~~

Head of Planning & Development
25 NOV 2002

H02/0348/02

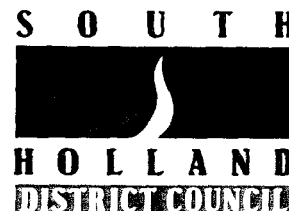
25/11
2002

PM 7-12-02

W/11/12



2003-2004
Supporting the Rural Economy



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Town and Country Planning Act 1990 Refusal of Reserved Matters

COPY Earlier App

Reference: H02/0329/05

Received: 09-MAR-05 Type: RESERVED MATTERS

Name: Ms K Leaver & Mr M Matthews
73 Westmead Avenue
Wisbech
Cambs
PE13 2SL

Agent: Jeffrey J Emms RIBA
Croeso Cottage
Park Lane
Fen Drayton
Cambs CB4 5SW

Description: Demolish existing dwellings and erect replacement single dwelling and detached double garage with storage above (H02/0348/02)

Location : 5 Nene Terrace and adjoining land Thorney Road
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 In the opinion of the Local Planning Authority the dwelling would, because of its design and appearance, be out of character with other developments in the locality. As such the proposal would be contrary to Policy E1 of the Adopted South Holland District Local Plan 1998 and Policy SG14 of the Re-Deposit South Holland Local Plan April 2005. These policies relate to the need to ensure that developments are in character with the locality, make a positive contribution to their surroundings and respect the vernacular architecture of the area.

Note(s):

The determined plans are:

1:2500 site location plan and dwg. nos. P399-1, 1161, 1161.100, 1161.101, 05-003-1B, 05-003-2B, 05-003-3B, 05-003-4B and 05-003-5 received 9 March 2005.



2003-2004
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Head of Planning & Development
29-APR-05

H02/0329/05

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.