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

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H02/0796/99 Received: 27-SEP-99 Type: OUTLINE

Name: G M Riddington Esq
Orchard House
Crowland
Peterborough
PE6 0AW

Agent: Barnhay Design Services
The Limes
Cowbridge
Boston
Lincs PE22 7AY

Description: Residential development (one dwelling) amended proposals

Location : Broadway Crowland
Peterborough

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 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

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HOUSING & PLANNING
SERVICES DEPARTMENT

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 Prior to any development being commenced, all trees being retained on the site shall be fenced off in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. Such fencing shall be properly maintained throughtout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during the development.

5 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.

6 No trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

7 The driveway shall be constructed in pervious materials in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the preserved trees.

8 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operations, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the

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HOUSING & PLANNING SERVICES DEPARTMENT

completion of site operations and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

The determined plans are:-
Dwg nos. 98:34:3A & 98:34:4 received on 27 Sep 99.

The applicant is advised that this permission does not authorise any works to the preserved trees on the site nor infer that any subsequent authorisation will be forthoming as a result of the development.

Director of Housing and Planning Services
10 DEC 1999

H02/0796/99

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

Reference H02/0796/99 Received: 27-SEP-99 Type: OUTLINE

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Agent: Barnhay Design Services
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Description: Residential development (one dwelling) amended proposals

Location : Broadway 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.

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 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 Prior to any development being commenced all trees being retained on the site shall be fenced off in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. Such fencing shall be properly maintained throughtout the period of construction and removed only when the development is completed and building work ceases.

Reason: (AS RS)

5 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.

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Reason: In the interests of the amenity of the area.

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Reason: To safeguard the preserved trees.

8 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operations and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the

completion of site operations and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

The determined plans are:-
Dwg nos. 98:34:3A & 98:34:4 received on 27 Sep 99.

The applicant is advised that this permission does not authorise any works to the preserved trees on the site nor infer that any subsequent authorisation will be forthoming as a result of the development.

Director of Housing and Planning Services
04 DEC 1999

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