FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0831/01 Received: 05-JUL-01 Type: FULL

Name: G D Garratt
3 Abbey Mews
Crowland
Peterborough
PE6 0EH

Agent: Taylor & Associates
Thornton's Holt
Stragglethorpe
Radcliffe-on-Trent
Notts NG12 2JZ

Description: Erect new house

Location : 3 Abbey Mews Crowland

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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 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.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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

4 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

5 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.

6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re enacting that Order with or without modification), no garage, carport or domestic enlargement to the dwelling shall be constructed other than as those expressly authorised by this permission.

Reason: To protect the character and appearance of the area.

7 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows shall be inserted into any elevation of the permitted dwelling other than those expressly authorised by this permission.

Reason: To protect the character and appearance of the area.

8 No development shall take place until the applicant has secured the implementation of an archaeological mitigation strategy which has been submitted by the applicant and approved in writing by the Local Planning Authority. The mitigation strategy shall include details of the design and a method statement for the construction of foundations and services as well as a written scheme of archaeological observation and recording.

Reason: The site is of archaeological interest.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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

The determined plans are:
1:2500 site location plan received on 5 July 2001.
Dwg. nos. 0017/6B, 0017/8A & 0017/9A received on 7 August 2001.
Dwg. nos. 0017/7C & 0017/10B received 20 August 2001.
Archaeological Evaluation Report received on 17 October 2001.

The permitted development 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.

Director of Customer Services
05 MAR 2002 H02/0831/01

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H02/0831/01 Received: 05-JUL-01 Type: FULL

Name: G D Garratt
3 Abbey Mews
Crowland
Peterborough
PE6 0EH

Agent: Taylor & Associates
Thornton's Holt
Stragglethorpe
Radcliffe-on-Trent
Notts NG12 2JZ

Description: Erect new house

Location : 3 Abbey Mews Crowland

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 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.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

5 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.

6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re enacting that Order with or without modification), no garage, carport or domestic enlargement to the dwelling shall be constructed other than as those expressly authorised by this permission.

Reason: To protect the character and appearance of the area.

7 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows shall be inserted into any elevation of the permitted dwelling other than those expressly authorised by this permission.

Reason: To protect the character and appearance of the area.

8 No development shall take place until the applicant has secured the implementation of an archaeological mitigation strategy which has been submitted by the applicant and approved in writing by the Local Planning Authority. The mitigation strategy shall include details of the design and a method statement for the construction of foundations and services as well as a written scheme of archaeological observation and recording.

Reason: The site is of archaeological interest.

The determined plans are:
1:2500 site locatino plan received on 5 Jul 01.
Dwg nos. 0017/6B, 0017/8A & 0017/9A received on 8 Aug 01.
Archaeological Evaluation Report received on 17 Oct 01.

Director of Customer Services
27 FEB 2002

H02/0831/01

Town and Country Planning Act 1971 Form P2A

Outline planning permission

Name and address of applicant

Mr S Crow
16 Abbey Walk
Crowland
PETERBOROUGH

Name and address of agent (if any)

Hudsons Estate Offices
27 Fleet Street
Holbeach
SPALDING
Lincs

Part I—Particulars of application

Date of application: 11.05.78

Application no. H 2/485/78

Particulars and location of development:

Residential development (4 dwellings) at Abbey Walk, CROWLAND.

Part II—Particulars of decision

The South Holland District Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 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; or
   (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;

2. The following matters are reserved for subsequent approval by the Local Planning Authority, namely 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, and the siting and design of any vehicular access to a road, and no development shall be commenced until these matters have been approved.
3. Details of the roadway including visibility splay, longitudinal and cross sections and the means of disposal of surface water therefrom shall be submitted to and approved by the Local Planning Authority before any development is commenced.
4. Before the development hereby permitted is commenced, a scheme to provide screen walls or fences (indicating their height, design and positions) shall be submitted to and approved by the Local Planning Authority and such scheme as may be approved shall be put into effect before the building is brought into use.
5. Before any development is commenced a scheme of landscaping and tree planting for the site shall be submitted to and approved by the Local Planning Authority.

Continued over page ....

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

Continued from over ....

6. Such a scheme as may be approved 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, or within such longer period as may be agreed in writing with the Local Planning Authority, and the trees, shrubs and bushes shall be adequately maintained by the owner 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 made good during that period.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no walls, fences or other means of enclosure shall be erected on any land without the express written permission of the Local Planning Authority.
8. The estate road shall be maintained and repaired as necessary by the occupants of the dwellings hereby permitted to the reasonable satisfaction of the Local Planning Authority.

The reasons for the conditions are: 1. Required to be imposed pursuant to Section 41 of the Town and Country Planning Act 1971. 2. The application was submitted in outline only. 3 and 8. To ensure an adequate standard of access to the estate in the interests of local amenity and convenience. 4, 5, 6. In the interests of the amenity of the area. 5. In the interests of visual amenity. 6. In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily. 7. To maintain the amenity of the locality by ensuring that the original design concept is retained.

NOTE TO APPLICANT:
You are advised that special care should be taken in the design and use of materials in view of the site's location within the Crowland Conservation Area and proximity to Crowland Abbey.

Date: 20th June 1979

Priory Road
SPALDING
Lincs

B Smith

DISTRICT PLANNING OFFICER

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Becket House, Lambeth Palace Road, London SE1 7ER.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (*a*), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1) 67 and 74 of the Act.

Town and Country Planning Act 1971 Form P4

Approval of reserved matters

Name and address of applicant

Mr G D Garrat
Corner House
High Street
SAWTRY
Cambs

Name and address of agent (if any)

Mr P G Taylor
12a Cliff Drive
RADCLIFFE-ON-TRENT
Nottinghamshire

Part I – Particulars of application

Date of application: 21.08.78

Application no. H 2/866/78/5616

Particulars of planning permission reserving details for approval:
Residential development (4 dwellings)
at Abbey Walk, CROWLAND.

Application no. H 2/485/78

Particulars of details submitted for approval:

Erection of house and double garage at Abbey Walk, CROWLAND.

Part II – Particulars of decision

The South Holland District Council hereby give notice that **approval has been granted** in respect of the details referred to in Part I hereof for the purpose of the conditions imposed on the grant of planning permission referred to above subject to the following:

1. The walls on the north and south side of the access shall not be erected higher than 3' above the level of the access driveway for a distance of 15' from the junction with Abbey Walk.

2. A wall to match that proposed on the south boundary shall be erected on the east boundary in substitution for the fence shown on the submitted plan.

The reasons for the conditions are:

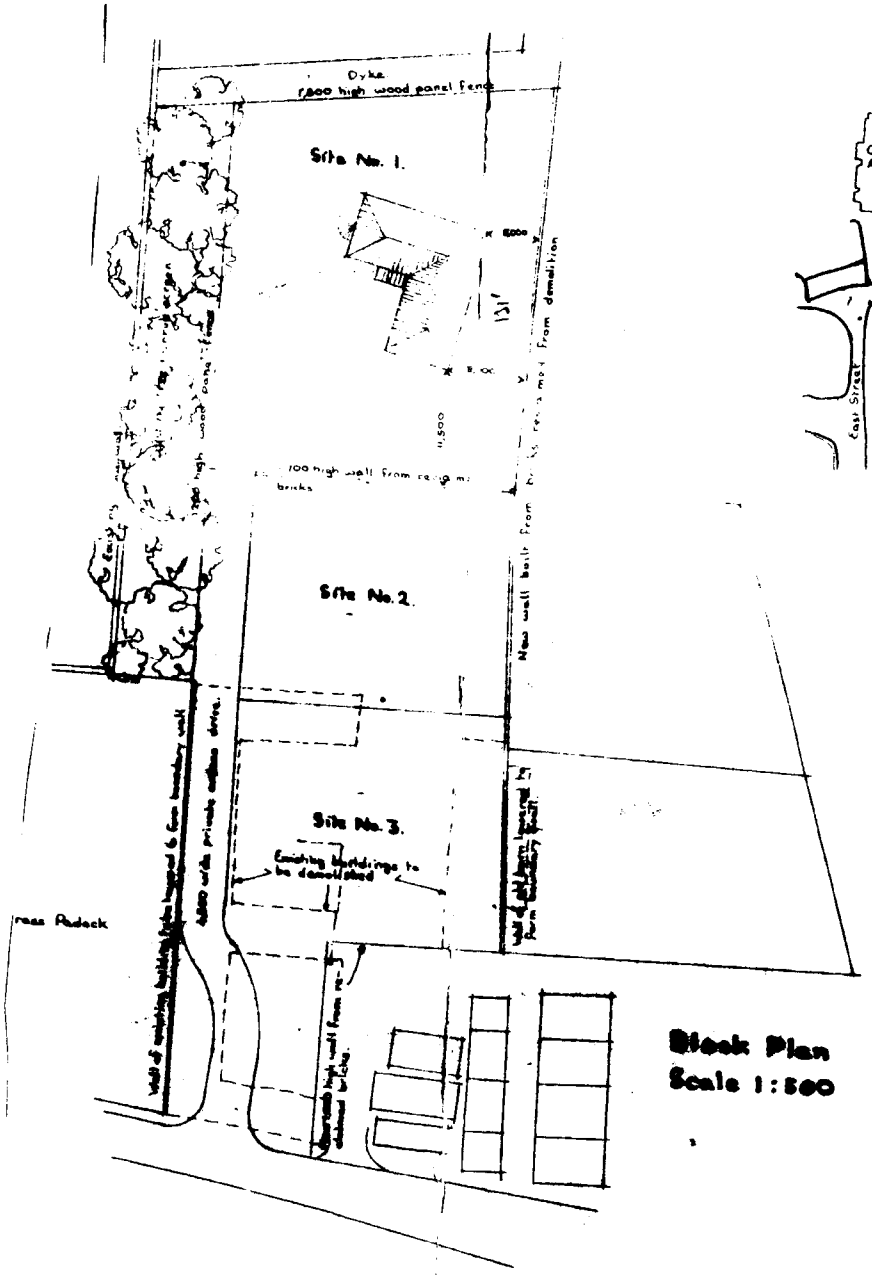
1. In the interests of road safety.
2. To protect the appearance of the development from the Kissing Ground.

Date 10th October 1978

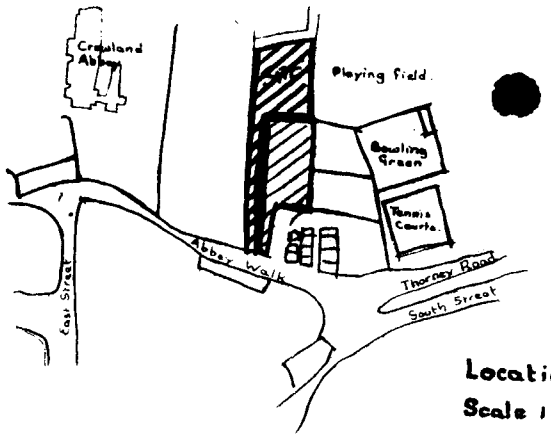
Council Offices Priory Road
SPALDING Lincs

Clerk of the Council

Note: This approval refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment byelaw, order or regulation.



Block Plan
Scale 1:500



Location Plan
Scale 1:2500

