

PLANNING REPORT

LAND AT PETERBOROUGH ROAD, CROWLAND, PE6 0BB.

APPENDIX 1

THREE DWELLINGS 65 PETERBOROUGH ROAD CROWLAND

Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
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www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 FULL

Reference: H02-0082-17 **Date of Decision:** 5th May 2017
Applicant: Ms T Croxford
65 Peterborough Road
Crowland
Peterborough
Cambs
PE6 0BB
Location: 65 Peterborough Road Crowland Peterborough
Description: Erection of 3 dwellings and garages

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

2767/HT1/01D, 2767/HT1/02C, 2767/HT1/03C, 2767/HT1/04D, 2767/HT2/01B, 2767/HT2/02A, 2767/HT2/03B, 2767/HT2/04B, 2767/HT2/05B, 2767/HT3/01B, 2767/HT3/02B, 2767/HT3/03B, 2767/HT3/04A, 2767/HT3/05A, 2767/GT2/01, 2767/GT3/01A, 2767/01A, 2767/02E, 2767/03D, 2767/04D, 2767/05D, 2767/06C, 2767/07C, 2767/08C

Flood Risk Assessment (Prepared by S M Hemmings - 19 January 2017)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

- 4 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

- 5 Before the commencement of the development hereby permitted beyond oversite, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

- 6 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the

visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
- ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
- iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

- 8 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) S M Hemmings 19 January 2017 and the following mitigation measures detailed within the FRA:

- Two storey dwellings.
- Finished floor levels are set at 1.9m above Ordnance Datum (AOD)

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This condition is imposed in accordance with Section 10 of the National Planning Policy Framework (2012).

- 9 Before the commencement of the development hereby granted beyond oversight, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 10 Before the commencement of the development hereby granted, details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained and to avoid pollution.

This Condition is imposed in accordance with Policies SG12 and SG13 of the South Holland Local Plan 2006.

- 11 Before the commencement of the development hereby permitted beyond oversight, the detailed design and location of all lighting to be provided to the access road within the development shall be submitted to and approved in writing by the Local Planning Authority and all lighting utilised in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.

This Condition is imposed in accordance with Policies SG1 and SG17 of the South Holland Local Plan 2006.

- 12 Prior to the commencement of the development hereby permitted beyond oversight, details shall be submitted to and approved in writing by the Local Planning Authority for the provision of a refuse collection point adjacent to Peterborough Road. The refuse collection point as approved shall be completed in accordance with the approved details prior to the occupation of any dwelling on the site and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse collection in the interests of the appearance of the site and the area in which it is set.

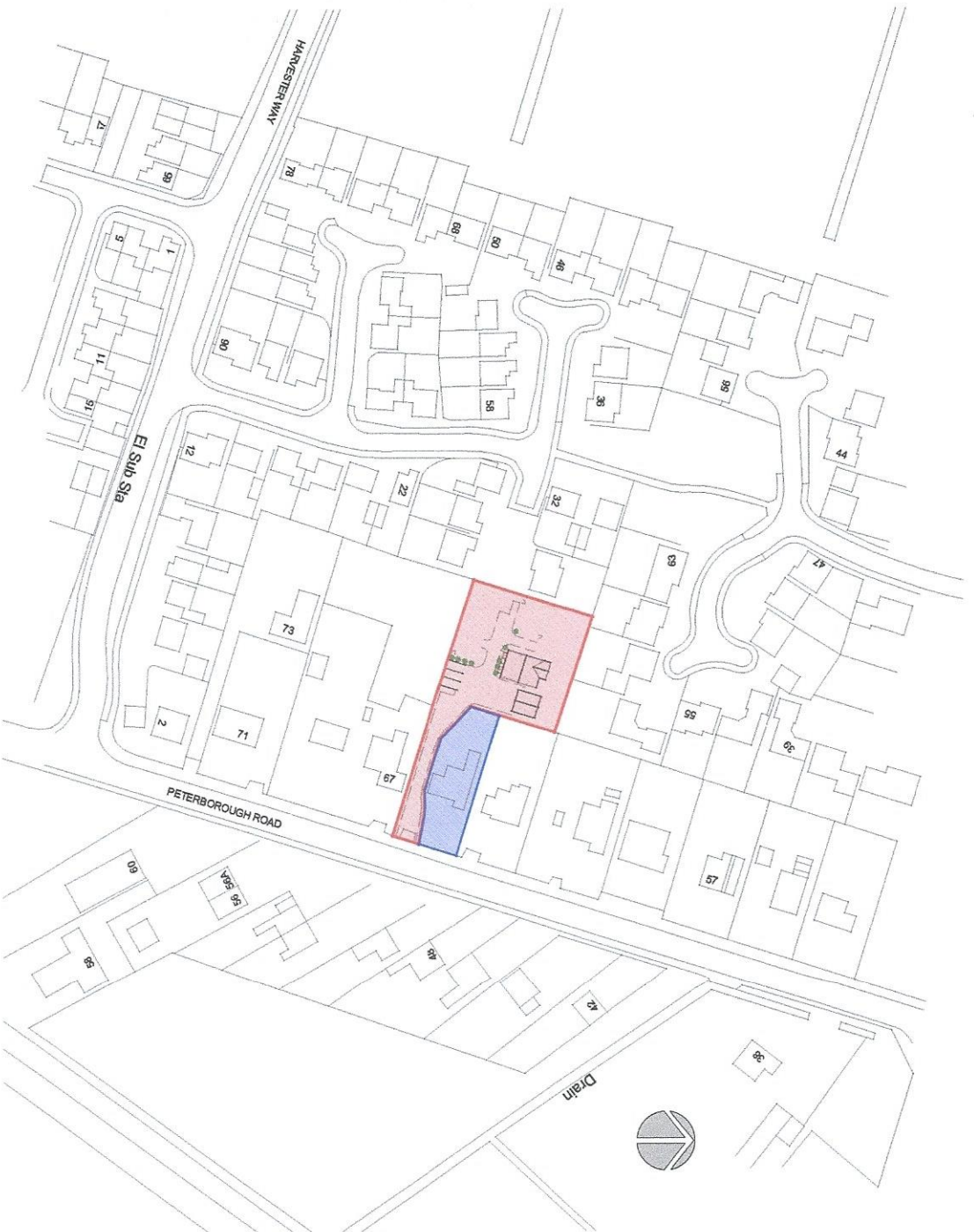
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>





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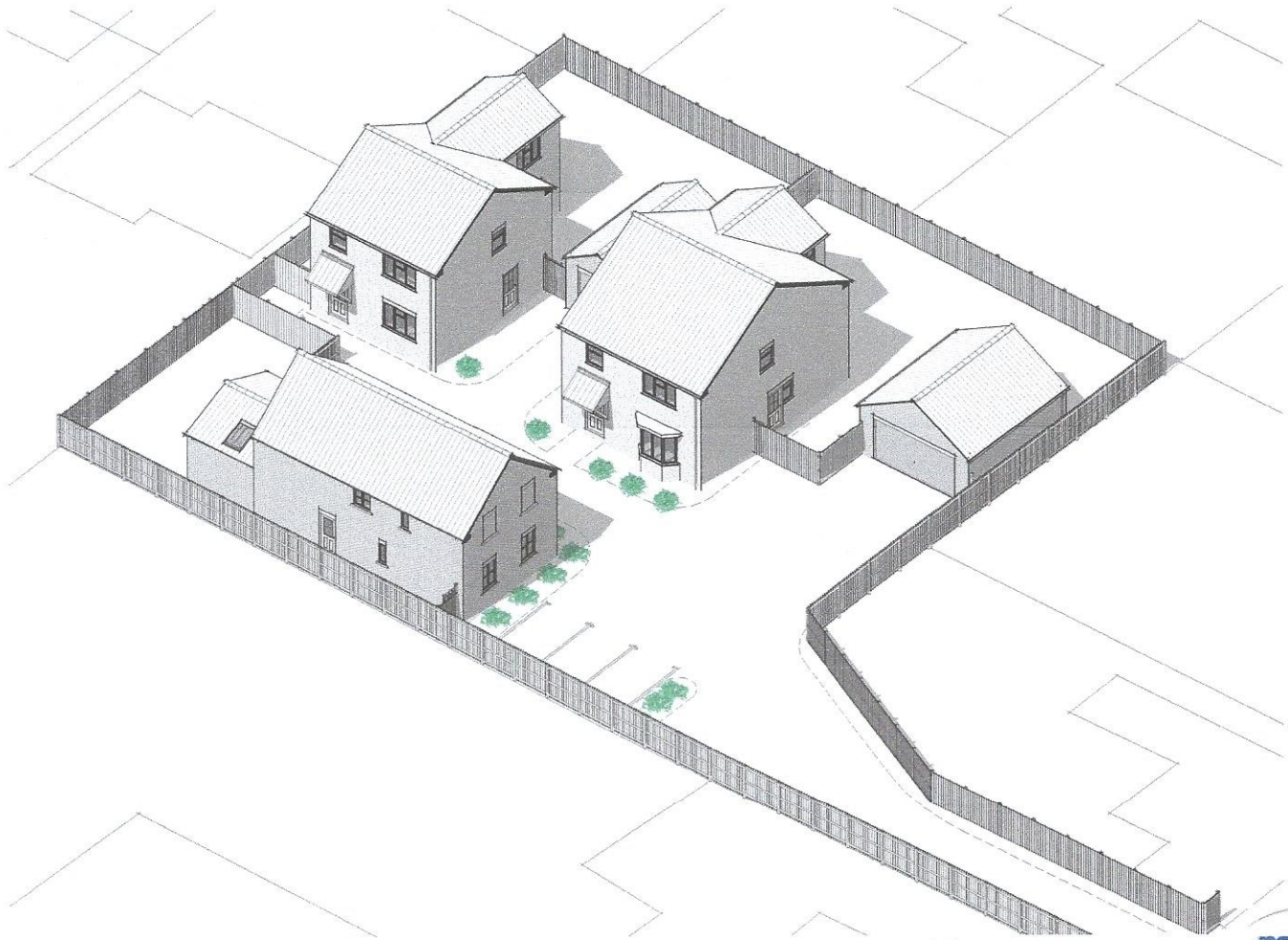
Site Location Plan

Fig No

2767 / 01A

Contractors are responsible for checking all dimensions on site prior to work commencing. Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction. All material schedules are given in good faith and for pricing purposes only. It is the responsibility of the contractor to check the accuracy before ordering any materials. Remway Design accept no responsibility for the accuracy of those material schedules.

a3



Front Aerial View

Fig No **2767 / 03D**



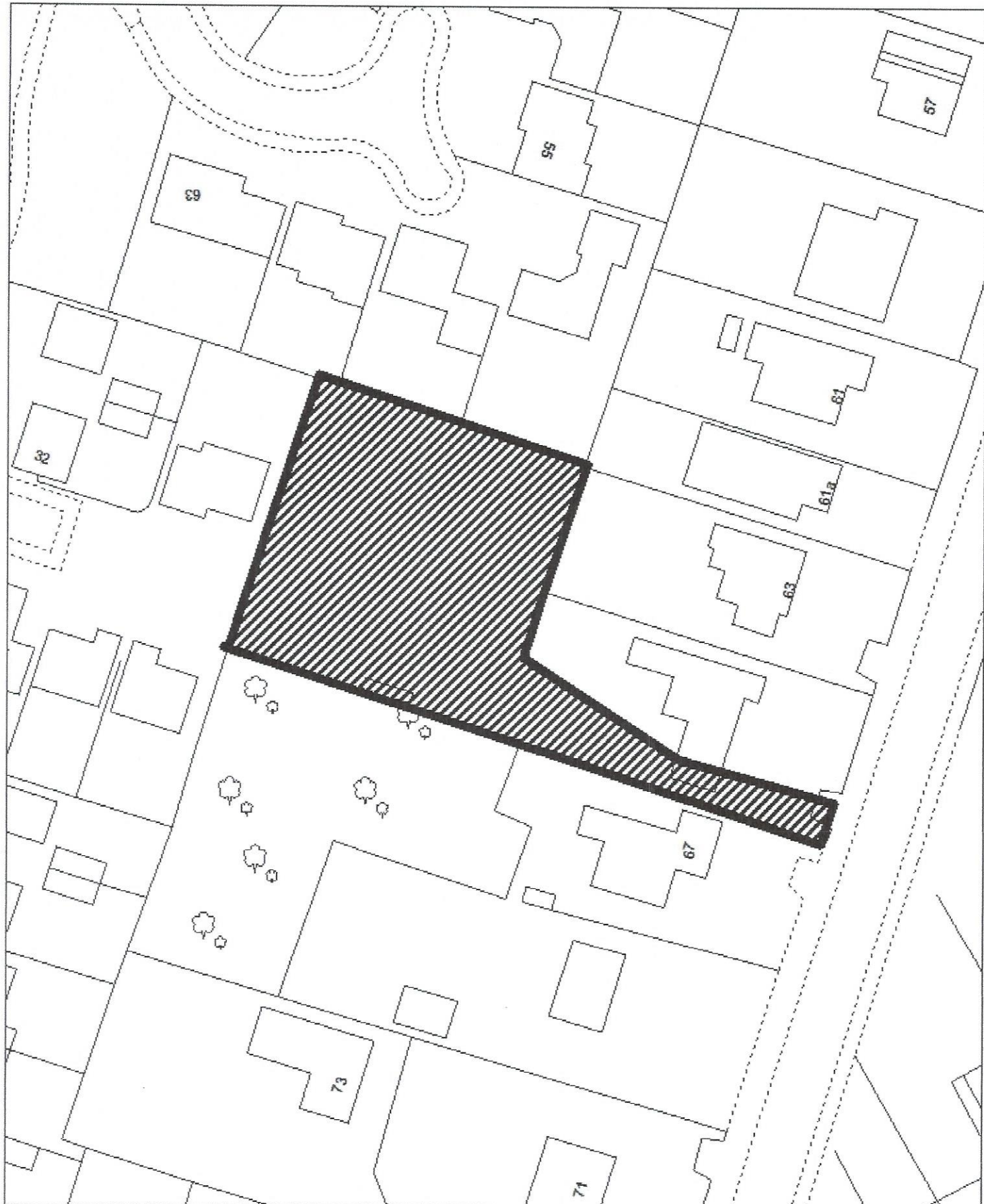
65 Peterborough Road | Peterborough



Site Block Plan

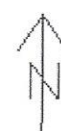
Dr No

2767 / 02E



Scale: 1:600

April 2017



Planning and Development
Council Offices, Priory Road, Spalding, Lincolnshire
PE 11 2XE

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