SALLY WALTHAM
BA (Hons) F.C.I.H.
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H02/1012/00 Received: 16-AUG-00 Type: RESERVED MATTERS

Name: Persimmon Homes (East Midlands) Ltd
Persimmon House
Napier Place, Orton Wistow
Peterborough PE2 6XN

Agent: Tuckley Chester Design Ltd
7 Bassett Court
The Green
Newport Pagnell
Bucks MK16 0JN

Description: Erection of 114 dwellings, estate roads, P.O.S. & improvements to Cloot Drove & demolish extng. workshop

Location : Land off Cloot Drove Crowland
Nr. Peterborough

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Notwithstanding the submitted details, before development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority the following:
1) Samples of materials to be used for external walls and roofs.
2) Full details of the proposed landscaping scheme including numbers, positions and planting heights of all trees, hedges and shrubs to be planted.
3) A schedule of any works to be carried out to the existing trees and hedgerows crossing and/or bordering the site. Details of surfacing treatment and means of illumination of all private and shared access drives and public footpaths.
The development shall be completed in accordance with approved details.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality and the residential amenities of future occupants.

2 The existing hedgerows crossing and bordering the site shall be retained at their existing height unless the Local Planning Authority has agreed works to the contrary.

Reason: To safeguard the visual amenities of the locality and the privacy of existing householders.

3 No development hereby permitted shall be commenced until such time as highway improvement works to Cloot Drove, as detailed on drawing S5016/01/A2, have been completed.

Reason: To ensure the provision of safe and adequate means of access to the development.

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4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

6 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

8 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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HOUSING & PLANNING
SERVICES DEPARTMENT

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

The determined plans are:-
Dwg no.s 1889/L, 1899/4, S5016/01/A2, 1344a SH 2 of 2, SGD02, SD2, House types 04, 83, 85, 88, 100, 103, 113, 120A, 120B, 133, 154, 164, 170, 173,183, 185, 189, 196 and pitched roof double garage plan received 16 August 2000.
House type 73, fencing details and toddlers play area details received 13 October 2000.
Dwg no. 1899/6 received 16 November 2000.
House type M-170 EAST Rev. F received 22 January 2001.

This permission does not authorise the location/construction of the pumping station as shown on drawing no. 1899/6 received 16 November 2000 and plan extract received 19 December 2000. The applicants are advised to discuss alternative locations for the pumping station with the Local Planning Authority.

Director of Housing and Planning Services
21 FEB 2001

H02/1012/00

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.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H02/1012/00 Received: 16-AUG-00 Type: RESERVED MATTERS

Name: Persimmon Homes (East Midlands) Ltd
Persimmon House
Napier Place, Orton Wistow
Peterborough PE2 6XN

Agent: Tuckley Chester Design Ltd
7 Bassett Court
The Green
Newport Pagnell
Bucks MK16 0JN

Description: Erection of 114 dwellings, estate roads, P.O.S. & improvements to Cloot Drove & demolish extng. workshop

Location : Land off Cloot Drove Crowland
Nr. Peterborough

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

1 Notwithstanding the submitted details, before development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority the following:
1) Samples of materials to be used for external walls and roofs.
2) Full details of the proposed landscaping scheme including numbers, positions and planting heights of all trees, hedges and shrubs to be planted.
3) A schedule of any works to be carried out to the existing trees and hedgerows crossing and/or bordering the site, details of surfacing treatment and means of illumination of all private and shared access drives and public footpaths.
The development shall be completed in accordance with approved details.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality and the residential amenities of future occupants.

2 The exisitng hedgerows crossing and bordering the site shall be retained at their existing height unless the Local Planning Authority has agreed works to the contrary.

Reason: To safeguard the visual amenities of the locality and the privacy of exisitng householders.

3 No development hereby permitted shall be commenced until such time as highway improvement works to Cloot Drove, as detailed on drawing S5016/01/A2, have been completed.

Reason: To ensure the provision of safe and adequate means of access to the development.

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4 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

6 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

8 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

The determined plans are:-
Dwg no.s 1889/L, 1899/4, S5016/01/A2, 1344a SH 2 of 2, SGD02, SD2, House types 04, 83, 85, 88, 100, 103, 113, 120A, 120B, 133, 154, 164, 170, 173,183, 185, 189, 196 and pitched roof double garage plan received 16 August 2000.
House type 73, fencing details and toddlers play area details received 13 October 2000.
Dwg no. 1899/6 received 16 November 2000.
House type M-170 EAST Rev. F received 22 January 2001.

This permission does not authorise the location/construction of the pumping station as shown on drawing ~~number~~s 1899/6 received 16 November 2000 and 19 December 2000. The applicants are advised to discuss alternative locations for the pumping station with the Local Planning Authority.

Director of Housing and Planning Services
16 FEB 2001

H02/1012/00

SOUTH HOLLAND DISTRICT COUNCIL

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

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H02/0226/02 Received: 26-FEB-02 Type: CONDITION COMPLIANCE

Name: Persimmon Homes
Napier Place
Orton Wistow
Peterborough
Cambs

Agent: Tuckley Chester Design Limited
Unit 9 Bell Plantation
Watling Street
Towcester
Northants NN12 6HN

Description: Details of landscaping Phase 2 of H02/1012/00 Condition 1 (2)

Location : Land off Cloot Drove Crowland

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Dwg. No. 1899/L/1B received 26 February 2002.

Head of Planning & Development
27-NOV-02

H02/0226/02

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.

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SOUTH HOLLAND DISTRICT COUNCIL

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Bob Atkins
Director of Corporate Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H02/0296/01 Received: 12-MAR-01 Type: CONDITION COMPLIANCE

Name: Persimmon Homes (East Midlands) Ltd
Persimmon House
Napier Place Orton Wistow
Peterborough PE2 6XN

Agent: Tuckley Chester Design Ltd
7 Bassett Court
The Green
Newport Pagnell
Bucks MK16 0JN

Description: Landscaping details (condition 1(2) of H02/1012/00)

Location : Land off Cloot Drove Crowland
Peterborough

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:-
Dwg. no. 1899/L/1 received 1 August 2001.

Director of Customer Services
11-DEC-01

H02/0296/01

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.

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Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H02/0076/02 Received: 22-JAN-02 Type: CONDITION COMPLIANCE

Name: Persimmon Homes
Persimmon House
Napier Place
Orton Wistow
Peterborough

Agent: Persimmon Homes
Persimmon House
Napier Place
Orton Wistow
Peterborough

Description: Details of bricks and tiles (condition 1 of H02/1012/00)

Location : Land off Cloot Drove Crowland

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Customer Services
20-FEB-02

H02/0076/02

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.

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Director of Corporate Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H02/0192/02 Received: 18-FEB-02 Type: CONDITION COMPLIANCE

Name: Persimmon Homes
Napier Place
Orton Wistow
Peterborough

Agent: John D Spooner & Associates
9 High Street
Thurlby
Bourne
Lincs PE10 0ED

Description: Details of road and private drive lighting (Condition 1 (3) of H02/1012/00)

Location : Cloot Drove Crowland

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Dwg no. J339-101-C received 18 February 2002.

Head of Planning & Development
20-MAY-02

H02/0192/02

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.

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Director of Corporate Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H02/0326/02 Received: 19-MAR-02 Type: CONDITION COMPLIANCE

Name: Persimmon Homes
Napier Place
Orton Wistow
Peterborough
Cambs

Agent: Persimmon Homes
Napier Place
Orton Wistow
Peterborough
Cambs

Description: Details of lighting (Part of Condition 1.3 of H02/1012/00)

Location : Cloot Drove Crowland

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Dwg no. J339-101E received 19 March 2002.

Head of Planning & Development
20-MAY-02

H02/0326/02

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.

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