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

Approval required by Condition of Permission

Reference: H02/1062/01 Received: 03-SEP-01 Type: CONDITION COMPLIANCE

Name: Abbey New Homes
2 Southgate Road
Potters Bar
Herts
EN6 5DU

Agent: Abbey New Homes
2 Southgate Road
Potters Bar
Herts
EN6 5DU

Description: Details of conditions 4, 6 & 8 of H02/0252/98, landscape management plan, roads & disposal of surface water

Location : Land north of Kemp Street 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. Nos. 99215/1G, 99215/3C, 99215/4A, 99215/5C and 00826/21A received 3 September 2001.

Head of Planning & Development
24 APR 2002 H02/1062/01

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 H02/1062/01 Received: 03-SEP-01 Type: CONDITION COMPLIANCE

Name: Abbey New Homes
2 Southgate Road
Potters Bar
Herts
EN6 5DU

Agent: Abbey New Homes
2 Southgate Road
Potters Bar
Herts
EN6 5DU

Description: Details of conditions 4, 6 & 8 of H02/0252/98, landscape management plan, roads & disposal of surface water

Location : Land north of Kemp Street Crowland

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

The determined plans are:
Dwg. Nos. 99215/1G, 99215/3C, 99215/4A, 99215/5C, ~~7198158~~ received 3 September 2002.

Head of Planning & Development
19 APR 2002

H02/1062/01

FILE COPY

SOUTH HOLLAND

SOUTH HOLLAND DC
DISTRICT COUNCIL
HOUSING & PLANNING
03 SEP 2001
Ref: 1062/01

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H02/0252/98 Received:21-MAY-98 Type:OUTLINE

Name: Mr & Mrs T B Foreman
23 Kemp Street
Crowland
Peterborough
Cambs PE6 0HE

Agent: Chapman Warren Town Planning & Development Consultants
3 The Meadow
St Ives
Huntingdon Cambs PE17 4LG

Description: Residential development

Location : Land north of Kemp Street 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 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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved in writing by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

4 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved to the reasonable satisfaction of the Local Planning Authority.

Reason: To define the terms of the permission and in the interests of visual and residential amenity.

5 The access to the site shall incorporate visibility splays of 2.4 metres x 45 metres (to the west) and 2.4 metres x 70 metres (to the east).

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Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 Before any development is commenced the approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

7 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.

8 Before any development is commenced the 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.

9 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 30 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

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park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

10 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.

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 applicants are advised that the final development will need to be appropriate for this edge of settlement location in accordance with the provisions of the Lincolnshire Design Guide for Residential Areas; be carried out in accordance with the principles of development contained within the planning appraisal submitted with this application and have regard to the amenities of dwellings adjoining the site. In this latter respect, single storey dwellings should be constructed where the site adjoins existing dwellings.

Due to the visibility restrictions the site should not serve more than 50 dwellings.

The applicants are advised of the Local Planning Authority's preference for the access to be positioned at the western frontage of the site.

Director of Housing and Planning Services
12-OCT-98 H02/0252/98

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