SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H02-1083-14 **Received:** 15th January 2015 **Type:** SEC 73 MODIFICATION

Name: Crown Developments Ltd
Poplar Farm
Coates
Peterborough
Cambs
PE7 2DU

Agent: B M Design Consultancy
Archdeaconry House
Gravel Walk
Minster Precincts
Peterborough
Cambs
PE1 1YU

Description: Erection of 4 bungalows - Modification of Condition 6 of H02-0660-11 and Condition 1 of H02-0081-12 to allow additional accommodation in the roofspace of bungalow type 2

Location : Eastlands Postland Road
Crowland Peterborough

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no's. 4460-D-(-)-01A, 4460-D-(-)-100B and 4465-D-(-)-11B;
Dwg. no's. SD-12-007/01A, SD12-007/100, 4465/10 and BM Consultancy letter (dated 27 January 2012) received 31 January 2012 accompanying planning permission H02-0081-12;
Dwg. no's. 4460/D/(--)/10B, 4460/D/(--)/11B, 4460/D/(--)/100A, 4460/D/(--)/100B, 4460/D/(--)/101, and Phase 1 Contaminated Land Desk Study referenced P2272.1.0 (prepared by agb Environmental dated 28 August 2014) Soil Analysis Report referenced 14-09227 Issue-1 (prepared by Chemtest dated 12 September 2014), Letter Report TJ2836AR1 by Terragen Environmental Consultants and e-mail from agent (R, Chiva dated 1 December 2014) accompanying condition compliance approval H02-0925-14.

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

2 Measures to deal with any contamination of land or pollution of controlled waters shall be implemented in accordance with details accompanying condition compliance application reference H02-0925-14.

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If during redevelopment contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

3 The design and positions of all external boxes for gas and electricity supplies and gas flues and soil vent pipes shall be in accordance with details accompanying condition compliance application reference H02-0925-14 and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

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.

4 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 without the prior written approval of the Local Planning Authority:
i) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
ii) 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.

5 The existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be in accordance with details accompanying condition compliance application reference H02-0925-14.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.

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

6 The scheme of landscaping and tree planting shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced in accordance with details accompanying condition compliance application reference H02-0925-14. 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.

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.

7 The residents management agreement concerning future responsibilities for maintaining the private drive serving the development shall be in accordance with details accompanying condition compliance application reference H02-0925-14. None of the dwellings hereby permitted shall be occupied other than in accordance with the management agreement so approved.

Reason: In the interests of clarity, and to ensure that the private drive is suitably maintained in the future.
This Condition is imposed in accordance with Policy SG15 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

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Paul Jackson
Planning Manager

28th May 2015 **H02-1083-14**

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.