Beacon Council 2003-2004 Supporting the Rural Economy

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Planning Permission

Reference: H02/1110/02 Received: 09-OCT-02 Type: FULL

Name: Mr H Slater and Ms S McHugh
24 Ivel Road
Sandy
Beds
SG19 1AX

Agent: Jeffrey J Emms RIBA
Croeso Cottage
Park Lane
Fen Drayton
Cambridge CB4 5SW

Description: Demolition of existing dwelling and construction of replacement dwelling and garage

Location : North Bank Cottage North Bank
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 Within three months of the date the dwelling hereby permitted is occupied, the existing house on the site shall be demolished and rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

3 Prior to development being commenced a scheme for fencing-off the canopy of the preserved Ash tree and all trees being retained on the site, shall be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

4 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

5 Before development commences details of the proposed permitted floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure a satisfactory relationship with the dwellings on Freeman Way.

6 Before the existing dwelling is demolished details of how the embankment will be supported shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented.

Reason: To ensure the continued integrity of the embankment which forms part of the flood defences for Crowland.

7 The development shall be carried out in accordance with the approved Flood Risk Assessment.

Reason: To minimise the risk of flooding.

Note(s):

The determined plans are:
Dwg. nos. P181-1; 926.100; 926.101; 02-167B/1; /2; /3; /4; and /5 received 9 October 2002.
Flood Risk Assessment received 30 June 2003.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Beacon Council 2003-2004 *Supporting the Rural Economy*

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Sevenoaks

Head of Planning & Development
04 SEP 2003 H02/1110/02

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.

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Acting Director of Customer Services

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H02/1110/02 Received: 09-OCT-02 Type: FULL

Name: Mr H Slater and Ms S McHugh
24 Ivel Road
Sandy
Beds
SG19 1AX

Agent: Jeffrey J Emms RIBA
Croeso Cottage
Park Lane
Fen Drayton
Cambridge CB5 5SW

Description: Demolition of existing dwelling and construction of replacement dwelling and garage

Location : North Bank Cottage North Bank
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 Within three months of the date the dwelling hereby permitted is occupied, the existing house on the site shall be demolished and rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

3 Prior to development being commenced a scheme for fencing-off the canopy of the preserved Ash tree and all trees being retained on the site, shall be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

4 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

5 Before development commences details of the proposed permitted floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason: To ensure a satisfactory relationship with the dwellings on Freeman Way.

6 Before the existing dwelling is demolished details of how the embankment will be supported shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented.

Reason: To ensure the continued integrity of the embankment which forms part of the flood defences for Crowland.

7 The development shall be carried out in accordance with the approved Flood Risk Assessment.

Reason: To minimise the risk of flooding.

Note(s):

The determined plans are:
Dwg. nos. P181-1; ~~926~~; 926.100; 926.101; 02-167B/1; /2, /3; /4; /5 and Flood Risk Assessment received 9 October ~~2003~~.

Head of Planning & Development
01 SEP 2003

H02/1110/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H02/0800/04 Received: 16-JUN-04 Type: CONDITION COMPLIANCE

Name: Mr H Slater & Ms S McHugh
9 Dorling Way
Brampton
Huntingdon
Cambs PE28 4FF

Agent: Mr H Slater & Ms S McHugh
9 Dorling Way
Brampton
Huntingdon
Cambs PE28 4FF

Description: Details of fencing off Ash tree, floor levels and embankment support (Conditions 3, 4, 5, 6 and 7 of H02/1110/02)

Location : North Bank Cottage 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:

Note(s):

The determined plans are:
Letter from Applicants', received 16 June 2004.

Head of Planning & Development
05-JUL-04

H02/0800/04

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.