SOUTH HOLLAND DISTRICT COUNCIL

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

Town and Country Planning Act 1990

Planning Permission

Reference: H02/1300/02 Received: 06-DEC-02 Type: SEC 73 MODIFICATION

Name: Mr and Mrs Tansley
Yellow Stocking Hall
Crowland
Peterborough
PE6 0DD

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Modification of Condition 8 of H02/0173/99 to reflect that no material is to be excavated and removed from site during construction

Location : Land rear of Mallard House Low Road
Crowland

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 pits shall be infilled with imported topsoil (which shall be tested and validated as free from contamination) and further monitoring of land gases shall be carried out to confirm whether extra gas protection measures are needed in the proposed houses, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall also indicate finished ground levels. Any additional gas protection measures shall be implemented prior to the occupation of any dwelling and shall thereafter be maintained and retained.

Reason: To ensure the safety of the occupants of the dwellings and to ensure a satisfactory development.

Council Offices
Priory Road
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Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
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Head of Planning & Development
12 MAR 2003

H02/1300/02

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H02/1300/02 Received: 06-DEC-02 Type: SEC 73 MODIFICATION

Name: Mr and Mrs Tansley
Yellow Stocking Hall
Crowland
Peterborough
PE6 0DD

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Modification of Condition 8 of H02/0173/99 to reflect that no material is to be excavated and removed from site during construction

Location : Land rear of Mallard House Low Road
Crowland

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

1 The pits shall be infilled with imported topsoil (which shall be tested and validated as free from contamination) and further monitoring of land gases shall be carried out to confirm whether ..extra gas protection measures are needed in the proposed houses,all in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall also indicate finished ground levels. Any additional gas protection measures shall be approved prior to the occupation of any dwelling and shall thereafter be maintained and retained.

Reason: To ensure the safety of the occupants of the dwellings and to ensure a satisfactory development.

Head of Planning & Development
06 MAR 2003

H02/1300/02

SALLY WALTHAM
(B[redacted] Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
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Ref 13a/2

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0173/99 Received: 26-FEB-99 Type: PERMISSION RENEWAL

Name: Mr & Mrs P Tansley
Yellow Stocking Hall
Crowland
PE6 0DD

Agent: Moulton Design
63 East Cob Gate
Moulton
Spalding
Lincs PE12 6QJ

Description: Residential development (renewal of H02/0146/96)

Location : Low Road Crowland
Peterborough

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 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 no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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Director of Housing & Planning Services

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes 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 date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 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 in writing 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.

5 Before the plots are constructed the private drive shall be laid out (minimum width 4.25 metres) as shown on the submitted drawing number 92030/SK1, including the turning facility.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

6 A visibility splay of 2.4 metres x 35 metres shall be provided at the access point of the private drive to the north along Low Road (across the applicants land) and nothing shall be grown or erected within this splay above 0.6 metres in height.

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.

7 None of the existing trees along the sites boundaries shall be lopped, topped or felled other than in accordance with any programme of works which may be agreed in writing by the Local Planning Authority, and these trees shall be retained as part of any approved landscaping scheme. Any trees which die, or are removed as part of any agreed programme shall be replanted with the same species and thereafter maintained for a period of ten years or until they have become established.

Reason: To safeguard the amenities of the locality.

8 The applicant shall submit to and agree with the Local Planning Authority details of a programme of works for the excavation and removal of all material likely to give rise to the generation of

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HOUSING & PLANNING SERVICES DEPARTMENT

methane gas from the former filled pits on the site. The programme shall also include details of subsequent infilling with inert material and indicate the finished ground levels. The works shall be completed in accordance with the agreed details before construction works on the dwellings are commenced.

Reason: To ensure the safety of the occupants of the dwellings.

The applicant is advised that the future development of the site should accord with the details on the submitted plans.

Director of Housing and Planning Services
19 MAY 1999

H02/0173/99

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