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

Outline Planning Permission

Reference: H02/1363/00 Received: 17-NOV-00 Type: OUTLINE

Name: Mr M J Alcock
60A North Street
Crowland
Peterborough

Agent: Mr T A Clay
Chartered Architect
14 Old Fendike Road
Weston Hills
Spalding Lincs PE12 6DD

Description: Erection of four dwellings

Location : Reeds Yard Rear of 10 North Street
Crowland Peterborough Cambs

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:

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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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3 The approved scheme of landscaping and/or screening 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. 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 The details of the proposed development shall be designed to protect the amenities of future occupants from unacceptable noise intrusion from neighbouring industrial premises. In this respect, the details shall have been drawn up on the basis of a noise assessment, taking into account existing fixed plant and machinery at the neighbouring premises and the report shall be submitted to the Local Planning Authority concurrently with the detailed plans.

Reason: To ensure a satisfactory level of residential amenity for future occupants.

5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that satisfactory arrangements are made for investigation, retrieval and recording of archaeological remains.

The determined plans are:
Dwg. No. 002 received 18 April 2001.

Head of Planning & Development
19 APR 2002

H02/1363/00

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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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H02/1363/00 Received: 17-NOV-00 Type: OUTLINE

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60A North Street
Crowland
Peterborough

Agent: Mr T A Clay
Chartered Architect
14 Old Fendike Road
Weston Hills
Spalding Lincs PE12 6DD

Description: Erection of four dwellings

Location : Reeds Yard Rear of 10 North Street
Crowland Peterborough Cambs

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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 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) 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 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.

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