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

Planning Permission

Reference: H09/0117/02 Received: 07-FEB-02 Type: FULL

Name: TheOrders of St John CareTrust
Wellingore Hall
Wellingore
Lincoln
LN5 0HU

Agent: Carless & Adams Partnership
6 Progress Business Centre
Whittle Parkway
Bath Road
Slough Berkshire SL1 6DQ

Description: Demolition of residential care home & erection of new care home plus day care centre & car parking

Location : Patchett Lodge Arthurs Avenue
Holbeach

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 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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.

Council Offices
Priory Road
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PE11 2XE

Telephone: (01775) 761161
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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

5 All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:1991. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained until the completion of the development.

Reason: To ensure that retained trees are adequately protected.

6 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 aplicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on site.

7 Prior to the commencement of the development a method statement shall be submitted to and approved in writing by the Local Planning Authority detailing the construction of the new building and demolition of the existing building in order to minimise the impact on local residents. Such a scheme shall include details relating to commencement, duration and hours of work on the site, details of lorry/vehicle wheel cleaning together with those details set out in the letter from Castleoak Construction Healthcare (statement on Construction Traffic and Access) received 18 April 2002. The scheme shall be adhered to at all times during construction unless agreed in writing with the Local Planning Authority.

Reason: Having regard to the relatively narrow approach to the site such a scheme is necessary to

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ensure disturbance to local residents is kept to a minimum.

The determined plans are:
Dwg nos. 204/6-T1A, A-353 01, A-353 03 Rev A and A-353 05 Rev A and supporting information received 11 February 2002.
Amended location plan received 25 March 2002.
Flood Risk Assessment received 22 April 2002.
Amended dwg nos. A-353 02 Rev B and A-353 04 Rev A together with written schedule received 13 May 2002.

Head of Planning & Development
12 JUN 2002 H09/0117/02

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Slough Berkshire SL1 6DQ

Description: Demolition of residential care home & erection of new care home plus day care centre & car parking

Location : Patchett Lodge Arthurs Avenue
Holbeach

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 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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 Before development is commenced details of the arrangements made for an archaeologist

recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

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Reason: Having regard to the relatively narrow approach to the site such a scheme is necessary to ensure disturbance to local residents is kept to a minimum.

The determined plans are:
Dwg nos. 204/6-T1A, A-353 01, A-353 03 Rev A and A-353 05 Rev A and supporting information received 11 February 2002.
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NC

NO

Head of Planning & Development
05 JUN 2002

H09/0117/02

7-6-02
CMS.