



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H11/0044/02 Received: 22-JAN-02 Type: FULL

Name: Long Sutton Market House Trust Agent: Purcell Miller Tritton
& Longhurst Group 46 St Mary's Street
c/o Purcell Miller Tritton Ely
46 St Mary's Street Cambs CB7 4EY
Ely Cambs CB7 4EY

Description: Change of use to Community Centre; demolish 1 dwelling; erect 4 units of accommodation for persons with special needs and communal/office accommodation

Location : Long Sutton Market House and 11/13 Market Street
Long Sutton

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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 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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- 4 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.

- 5 All rainwater goods shall be black painted cast aluminium on rise and fall brackets to the Market House and fixed to the fascia on Nos. 11/13 Market Place.

Reason: In the interests of the visual amenity of the Conservation Area.

- 6 All new windows and doors to the Market Street elevation shall be painted timber, in accordance with approved drawings referenced 6341/111 and 6422/108.

Reason: In the interests of the visual amenity of the Conservation Area.

- 7 Prior to the occupation of Unit 2, the boundary wall with No. 15 Market Street shall be rebuilt to a height not less than 2 metres.

Reason: In the interests of the amenities of future and existing residential occupiers.

- 8 The new facade to Nos. 11/13 Market Street shall be constructed using lime mortar. A sample panel shall be constructed on site for written approval by the Local Planning Authority.

Reason: In the interests of the amenity of the Conservation Area.

- 9 The residential units hereby approved shall not be occupied until such time that the Market House building and its curtilage have been renovated in accordance with the approved plans.

Reason: Occupation of the residential units without the renovation of the remainder of the site would result in an unacceptable environment for future occupiers, having regard to the current derelict state of the site.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions or curtilage buildings or other alterations shall be carried out without the prior approval of the Local Planning Authority of the necessary planning application.



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Reason: To safeguard the amenity of the locality.

- 11 The development shall be carried out in accordance with the submitted Flood Risk Assessment.

Reason: To safeguard against potential flood risk.

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

- 13 Before the commencement of development, full details of the design of the foundations shall be submitted to and approved in writing by the Local Planning Authority. The foundation design will need to take into account the use of non-displacement piles, alternative solutions to the removal of obstacles encountered during piling and a piling scheme which minimises the impact area of the piles.

Reason: To protect the archaeological interest of the site.

Note(s):

The determined plans are:

Dwg no. 6422/01 received 16 January 2002.

Amended dwg no. 6422/06B received 30 January 2003.

Amended dwg nos. 6422/05E, 07B and 08D received 3 March 2003.

Dwg no. 6341/01D received 28 January 2002.

Amended dwg nos. 6341/100C, 106B, 107C, 108A, 109B, 110B, 111B, 112B, 113B, 115A, 116B, 402A, 510A, 511A, 512, 514A, 515A, 516A, 517, 1001C, 1002D, 1003C, 1004D, 1005C, 1014A, 4000B received 28 August 2003.

Amended 1:50 elevational plan received 8 July 2003.

Guttering details received 23 December 2002.

Flood Risk Assessment received 31 January 2002.

Bat Survey received 23 December 2002.

Archaeological Report (dated December 2002) received 23 December 2002.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.



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Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and Section 21 of the Disability Discrimination Act 1991, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

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.

Your attention is drawn to the enclosed advice letter and leaflets about bats and your responsibilities under the Wildlife & Countryside Act 1981 and Conservation (Habitats etc) Regulations 1994. If bats are found work must cease and English Nature contacted for advice on how to proceed. (The local bat group contact is Colin & Annette Faulkner tel: 01775 766286).

Head of Planning & Development
23 OCT 2003

H11/0044/02

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

Reference H11/0044/02

Received: 22-JAN-02 Type: FULL

Name: Long Sutton Market House Trust
& Longhurst Group
c/o Purcell Miller Tritton
46 St Mary's Street
Ely Cambs CB7 4EY

Agent: Purcell Miller Tritton
46 St Mary's Street
Ely
Cambs CB7 4EY

Description: Change of use to Community Centre; demolish 1 dwelling; erect 4 units of accommodation for persons with special needs and communal/office accommodation

Location : Long Sutton Market House and 11/13 Market Street
Long Sutton

**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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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

- 5 All rainwater goods shall be black painted cast aluminium on rise and fall brackets to the Market House and fixed to the fascia on Nos. 11/13 Market Place.

Reason: In the interests of the visual amenity of the Conservation Area.

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Reason: Occupation of the residential units without the renovation of the remainder of the site would result in an unacceptable environment for future occupiers, having regard to the current derelict state of the site.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions or curtilage buildings or other alterations shall be carried out without the prior approval of the Local Planning Authority of the necessary planning application.

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Reason: To safeguard the amenity of the locality.

- 11 The development shall be carried out in accordance with the submitted Flood Risk Assessment.

Reason: To safeguard against potential flood risk.

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

- 13 Before the commencement of development, full details of the design of the foundations shall be submitted to and approved in writing by the Local Planning Authority. The foundation design will need to take into account the use of non-displacement piles, alternative solutions to the removal of obstacles encountered during piling and a piling scheme which minimises the impact area of the piles.

Reason: To protect the archaeological interest of the site.

Note(s):

The determined plans are:

~~Dwg nos. 6341/100C, 106B, 107C, 108A, 109B, 110B, 111B, 112B, 113B, 115A, 116B, 402A, 510A, 511A, 512, 514A, 515A, 516A, 517, 1001C, 1002D, 1003C, 1004D, 1005C, 1014A & 4000B received 26 August 2003.~~

1:50 Revised facade showing fenestration details received 8 July 2003.

Survey for Bats Document 090/02 00822/B/1102 dated 1 November 2002

Flood Risk Assessment

Archaeological Report, LAS Report No. 633 dated December 2002

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

1. 2010 6422067 with 10/1/02
 2. 2010 6422068 with 30/1/02
 3. 2010 6422058 ~~with~~ 078 and 080 with 3/3/02

604/100 6.10.12

6347, 100C, 106B, 109A, 109B, 110B, 111B, 113B,
115A, 116B, 1022A, 510A, 511A, 512, 514A, 515A, 516A, 517,
1001A, 1002B, 1003A, 1004B, 1005A, 1004A, +000B R/L 28/8/03

Send in new elevation plan p-2 8/7/03

Country details reid 2/1/01

3/1/02

[Faint handwritten signature]

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Head of Planning & Development
24 SEP 2003

H11/0044/02



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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H11/1554/04

Received: 23-NOV-04 Type: CONDITION COMPLIANCE

Name: Lincolnshire Development
c/o Purcell Miller Tritton
46 St Marys Street
Ely
Cambs CB7 4EY

Agent: Purcell Miller Tritton
46 St Mary's Street
Ely
Cambs
CB7 4EY

Description: Details of Archaeological Watching Brief and Landscaping (Conditions 2 and 12 of H11/0044/02)

Location : Market House 11 & 13 Market Street
Long Sutton

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 details are:

Archaeological Report No. 773, dated October 2004, 1:75 Landscape plan, dwg. no. 230079-056 and Landscape specification, received 23 November 2004.

Head of Planning & Development
17-MAR-05

H11/1554/04

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.



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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H11/0380/04

Received: 19-MAR-04 Type: CONDITION COMPLIANCE

Name: Long Sutton Market House Trust
c/o Purcell Miller Tritton
46 St Mary's Street
Ely
Cambs CB7 4EY

Agent: Purcell Miller Tritton
46 St Mary's Street
Ely
Cambs
CB7 4EY

Description: Details of external materials (Condition 4 of H11/0044/02)

Location : Long Sutton Market House & 11/13 Market Street
Long Sutton

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 details are:

Agent's letter dated, 18 February 2004, received 19 March 2004.

Head of Planning & Development

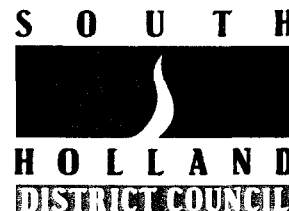
15-APR-04

H11/0380/04

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H11/1276/03

Received: 22-OCT-03 Type: CONDITION COMPLIANCE

Name: Long Sutton Market House Trust
c/o Purcell Miller Tritton
46 St Mary's Street
Ely
Cambs CB7 4EY

Agent: Purcell Miller Tritton
46 St Mary's Street
Ely
Cambs CB7 4EY

Description: Details of ground bearing reinforced slabs (Condition 13 of H11/0044/02)

Location : Market House & 11/13 Market Street Long Sutton

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:

Dwg. nos. 0049-1A, 0049-4A, 0049-5A, 0049-6, 02198/1B, 02198/2A, 02198/3B and 02198/4B
received 22 October 2003.

Head of Planning & Development
18-MAY-05

H11/1276/03

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.