COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

SHDC
Planning & Development
- 2 APR 2003
425/03
Ref

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0857/02 Received: 24-JUL-02 Type: FULL

Name: General Practice Investment Co
32 Grosvener Square
London
SW1 W 0DH

Agent: James Totty Partnership
38 Wilkinson Street
Sheffield
S10 2GB

Description: New medical centre

Location : Station Road 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 the development hereby permitted is commenced details of the type and colour 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 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

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4 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.

5 Before development is commenced details of screening along the side and rear boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented before the building is brought into use.

Reason: In the interests of the amenities of the locality.

6 Before development is commenced, details of security measures in and around the building shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be fully implemented before the building is brought into use.

Reason: To ensure that the building has adequate security, in the interests of the amenities of the locality.

7 No trees or shrubs on the site (other than those shown to be removed) shall be lopped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

8 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 and approved in writing by 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.

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Note(s):

The determined plans are:
1:1250 plan no. 15-598A/10 received 24 July 2002.
Amended dwg nos. 15/598/11C and 15/598A/13A received 6 August 2002.
Amended dwg no. 15/598A/15B received 5 September 2002.
Flood Risk Assessment (dated December 2002) received 10 December 2002.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Your attention is drawn to the attached advice from Lincolnshire Police dated 22 August 2002.

Head of Planning & Development
03 MAR 2003

H11/0857/02

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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