Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

Council Offices
Priory Road
Spalding
Lincolnshire
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tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0057/03 Received: 03-JUN-03 Type: FULL

Name: General Practice Inv. Corp.Ltd
32 Grosvenor Square
London
SW1 W 0DH

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

Description: New Medical Centre

Location : Railway Lane Sutton Bridge

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.

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

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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 security measures shall be submitted to and approved in writing by the Local Planning Authority. Before the building is brought into use the approved scheme shall be fully implemented.

Reason: To ensure the building has adequate security.

6 Prior to the commencement of any development a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The work/scheme shall be constructed and completed in accordance with the approved plans.

Reason: To prevent the increased risk of flooding.

7 Prior to the commencement of the use of the medical centre the car parking spaces shown on the amended drawing number 15/627/57C received on 24 April 2003 shall be available for use and remain so at all times thereafter.

Reason: To ensure the adequate provision of off-street car parking in the interest of the safety and freedom of movement of traffic on Railway Lane and the amenity of neighbouring residents.

8 Prior to the commencement of development a scheme to deal with any potential contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The above scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid the risk to the environment when the site is developed.

Reason: The land has been previously used as a railway sidings and therefore may have contamination problems.

Note(s):

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The determined plans are:
Dwg. Nos. 15/627/52D and 15/627/54 received 20 January 2003.
Amended dwg. No. 15/627/57C received 24 April 2003.
Flood Risk Assessment received 18 February 2003.

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 Lincs Police.

Your attention is drawn to the attached letter from South Holland Internal Drainage Board with reference to surface water disposal.

Should further land become available for additional parking, the Local Planning Authority expects this to be expedited. Please be aware that additional parking would require another planning application to be submitted.

Head of Planning & Development
31 JUL 2003 H18/0057/03

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H18/0057/03 Received: 03-JUN-03 Type: FULL

Name: General Practice Inv. Corp.Ltd
32 Grosvenor Square
London
SW1 W 0DH

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

Description: New Medical Centre

Location : Railway Lane Sutton Bridge

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 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.

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

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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 security measures shall be submitted to and approved in writing by the Local Planning Authority. Before the building is brought into use the approved scheme shall be fully implemented.

Reason: To ensure the building has adequate security.

6 Prior to the commencement of any development a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The work/scheme shall be constructed and completed in accordance with the approved plans.

Reason: To prevent the increased risk of flooding.

7 Prior to the commencement of the use of the medical centre the car parking spaces shown on the amended drawing number 15/627/57C received on 24 April 2003 shall be available for use and remain so at all times thereafter.

Reason: To ensure the adequate provision of off-street car parking in the interest of the safety and freedom of movement of traffic on Railway Lane and the amenity of neighbouring residents.

8 Prior to the commencement of development a scheme to deal with any potential contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The above scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid the risk to the environment when the site is developed.

Reason: The land has been previously used as a railway sidings and therefore may have contamination problems.

Note(s):

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The determined plans are:

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 Lincs Police.

Should further land become available for additional parking, the Local Planning Authority expects this to be expedited. Please be aware that additional parking would require another planning application to be submitted.

Head of Planning & Development
30 JUL 2003

H18/0057/03

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H18/0013/04 Received: 08-JAN-04 Type: CONDITION COMPLIANCE

Name: General Practice Inv
32 Grovesnor Square
London
SW1 0DH

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

Description: Details of materials and security measures (Conditions 2 & 5 of H18/0057/03)

Location : Railway Lane, Sutton Bridge

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:
Letters from James Totty Partnership (dated 22 December 2003 and 12 January 2005) received 23 December 2003 and 13 January 2005.

Head of Planning & Development
17-JAN-05

H18/0013/04

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.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Pebbles Director of Resources

Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H18/0259/05 Received: 24-FEB-05 Type: CONDITION COMPLIANCE

Name: General Practice Corp Ltd
32 Grosvenor Square
London
SW1 0DH

Agent: Allen Construction Group
7 Boleness Road
Wisbech
Cambridgeshire
PE13 2RB

Description: Provision of implementation of surface water drainage and Contamination Report (Conditions 6 & 8 of H18/0057/03)

Location : Railway Lane Sutton Bridge

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 29403-05, 29403-06, and 29403-10A received 24 February 2005.

Head of Planning & Development
24-JUN-05

H18/0259/05

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.

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

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Town and Country Planning Act 1990

Refusal of Details Required by Condition

COPY Earlier App

Reference: H18/0181/05 Received: 10-FEB-05 Type: CONDITION COMPLIANCE

Name: General Practice Inv. Corp.Ltd
32 Grosvenor Square
London
SW1 W0DH

Agent: Allen Construction Group
7 Boleness Road
Wisbech
Cambs
PE13 2RB

Description: Details of landscaping scheme (Condition 3 of H18/0057/03)

Location : Sutton Bridge Medical Centre Railway Lane
Sutton Bridge

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the details submitted for the following reason(s):

1 The proposed landscaping scheme consists predominantly of shrubs and is not considered sufficient to enable a development of this scale to be satisfactorily integrated within the streetscene.

The proposal is therefore contrary to Policy E1 of the Adopted South Holland District Local Plan, 1998 and Policy SG18 of the South Holland Re-Deposit Local Plan, 2005. These policies indicate that proposals for new development should incorporate landscaping proposals as an integral part of their layout/design to improve the setting of the development within its environment.

Note(s):

The determined plans are:
Landscaping Specification and Plan received 10 February 2005.

Head of Planning & Development
27-APR-06

H18/0181/05

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.

Terry Huggins Chief Executive
Tim Leader Director of Corporate Services Andrew Petcher Director of Rural Services