Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H01/1134/02 Received: 16-OCT-02 Type: OUTLINE

Name: Mr P Taylor
51 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Agent: Mr P Taylor
51 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Description: Erection of 2 bed bungalow and detached garage

Location : Curlew Drive Cowbit

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposed development is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which only permits new housing on sites which currently have planning permission. This policy is part of an overall housing strategy within the evolving local plan which aims to:

- Reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
- Be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 'Housing'. which indicates that new housing should be in sustainable locations.

The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

Note(s):

The determined plans are:
1:1250 Site location plan received 16 October 2002.

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

Beacon Council 2003-2004
Supporting the Rural Economy

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Head of Planning & Development
31 JUL 2003

H01/1134/02

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.

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

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H01/1134/02 Received: 16-OCT-02 Type: OUTLINE

Name: Mr P Taylor
51 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Agent: Mr P Taylor
51 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Description: Erection of 2 bed bungalow and detached garage

Location : Curlew Drive Cowbit

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The proposed development is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which only permits new housing on sites which currently have planning permission. This policy is part of an overall housing strategy within the evolving local plan which aims to:

- Reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
- Be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 'Housing'. which indicates that new housing should be in sustainable locations.

The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

Note(s):

The determined plans are:

30/1/03

Director of Customer Services
28 JUL 2003

H01/1134/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval of Reserved Matters

COPY *Earlier App*

Reference: H01/0938/04 Received: 07-JUL-04 Type: RESERVED MATTERS

Name: Mr & Mrs P F Taylor
51 Backgate
Cowbit
Spalding
Lincs PE12 6AP

Agent: R N Cowling MBIAT
Architectural Technologist
9 Galway Close
Spalding, Lincs.
PE11 3FL

Description: Erect detached bungalow and detached single garage (H01/1134/02)

Location : Building plot Curlew Drive
Cowbit

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Note(s):

The determined plans are:
1:1250 site location plan and dwg. nos. 04/181/BP and 04/181/02A received 7 July 2004.

Head of Planning & Development
27-AUG-04

H01/0938/04

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 Petcher Director of Rural Services

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Expired 4-7-98

Planning Permission

Reference: H01/0519/95 Received:19-MAY-95 Type:FULL

Name: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Builders
(Spalding) Limited
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Description: Collector road to provide access to Phase One of development
Location : Between: Backgate/Barrier Bank Cowbit
Spalding Lincs

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 road is commenced visibility splays of 4.5 metres x 90 metres shall be provided at the junction with Backgate (as shown on the amended plan no. E12/7A received by the Local Planning Authority on 19 June 1995).

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

3 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

4 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161

SOUTH HOLLAND DISTRICT COUNCIL

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

5 Before any development is commenced the applicants shall submit to and have approved by the Local Planning Authority a scheme of screen walls or fences, including details of their heights, positions and construction, and such scheme as may be approved shall be implemented before any dwellings served by the proposed road are occupied and thereafter retained to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of numbers 43 and 49 Backgate.

6 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 by the Local Planning Authority.

Reason: In the interests of visual amenity.

7 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.

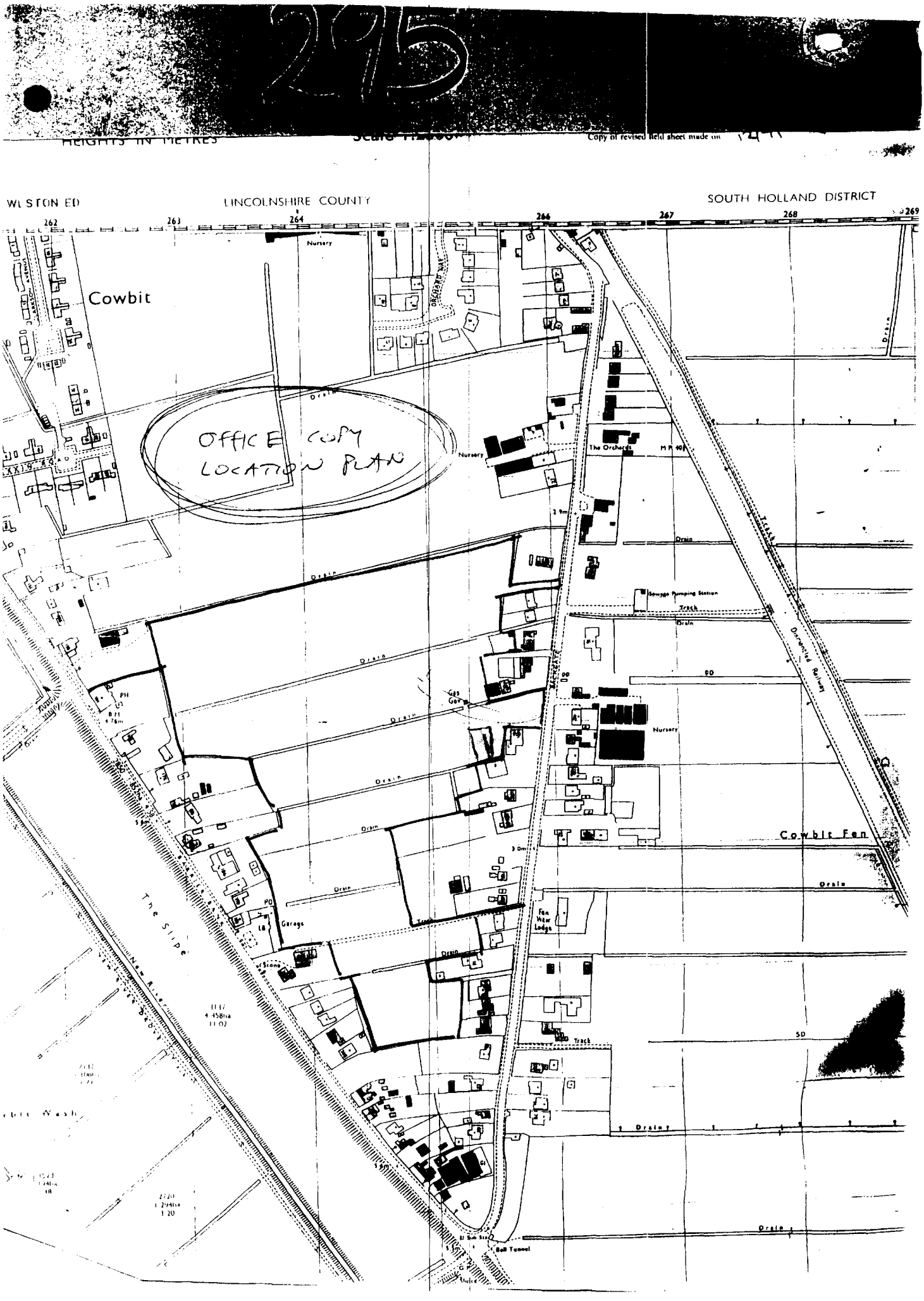
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Director of Housing and Planning Services
05-JUL-95 H01/0519/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)


HEIGHTS IN METRES
Copy of revised field sheet made on
WESTON ED
LINCOLNSHIRE COUNTY
SOUTH HOLLAND DISTRICT
262
263
264
266
267
268
269
Cowbit
Nursery
Drain
OFFICE COPY
LOCATION PLAN
The Orchards
Sewage Pumping Station
Track
Disused Railway
Gas Gov
PH
Garage
PO
Cowbit Fen
Fen View Lodge
The Slipe
New River
Bell Tunnel

SOUTH HOLLAND DISTRICT COUNCIL

9-3-96

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H01/1288/92 Received:16-DEC-92 Type:OUTLINE

Name: Broadgate Blds (Spalding) Ltd
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Blds (Spalding) Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Residential development including details of means of access
Location : Off Backgate (Pt.OS 5269) Cowbit Spalding.

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 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 When application for the "reserved matters" is made, a programme plan showing the phases by which the site will be developed shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the agreed plans.

Reason: To secure, in the interests of local amenity the orderly development of the land having particular regard to its impact on adjoining land and buildings and the need to co-ordinate future vehicular and pedestrian access links.

3 The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for each phase of development simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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.
3) The siting and design of any vehicular access to a highway or estate road.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
   (i) the positions, heights and species of existing trees;
   (ii) proposals for felling or retention of existing trees;
   (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
   (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;
   (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

4 Before any development is commenced the approval of the Local Planning Authority is required to:
   (i) a *specification of the type of construction proposed for roads and/or footways;
   (ii) a programme for the making up of the roads and/or footways;
   (iii) details of the method and means of disposal of surface water;
   (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
   (v) details of all proposed services showing location within the highway

in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

6 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

7 Before any other part of the development hereby permitted is commenced, the junction of the estate road, including the designated visibility splays, with the existing public highway, shall be constructed as shown on the drawing no. E12/6 and the estate road shall also be constructed for at least 60 metres into the site to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

8 An emergency link shall be provided onto Backgate once the cul-de-sac exceeds 250 metres in length.

Reason: In the interests of road safety.

The applicants attention is drawn to the existence of a Development Brief for the site.

The applicants attention is drawn to the existence of a Planning Obligation.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

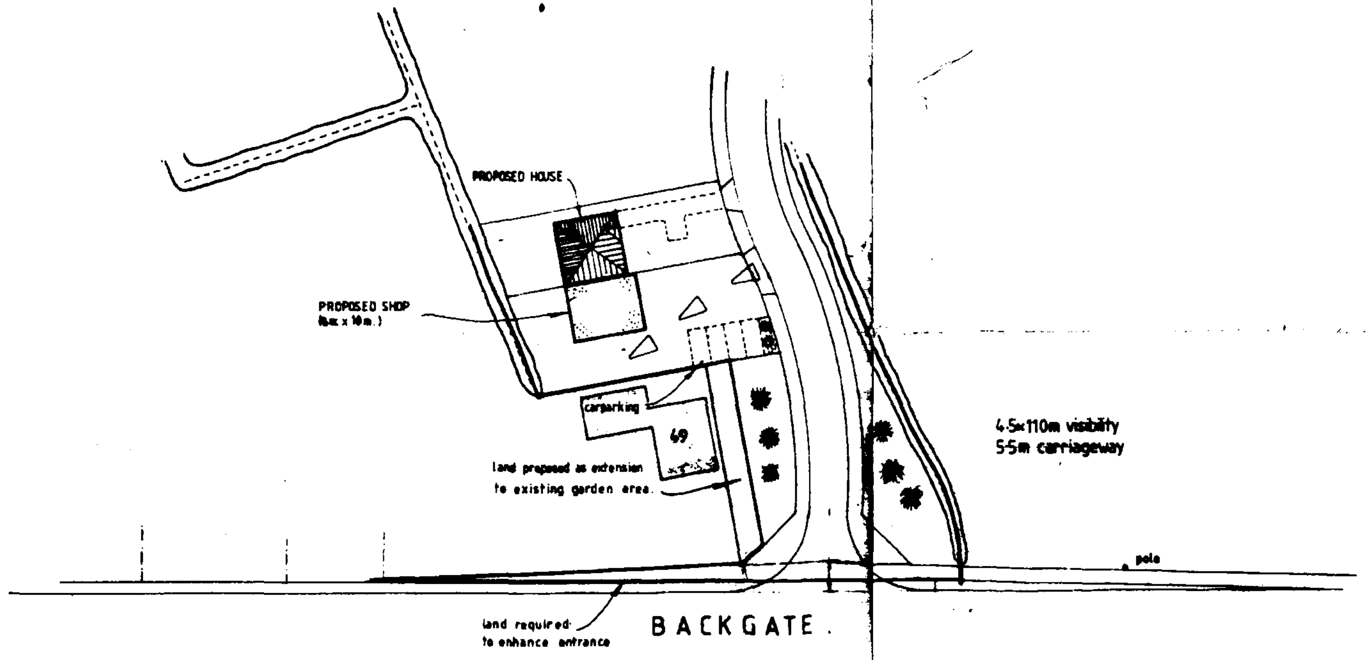
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
10-MAR-93 H01/1288/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



SOUTH ... D.C.
... 18 DEC 1992
... 1288/92

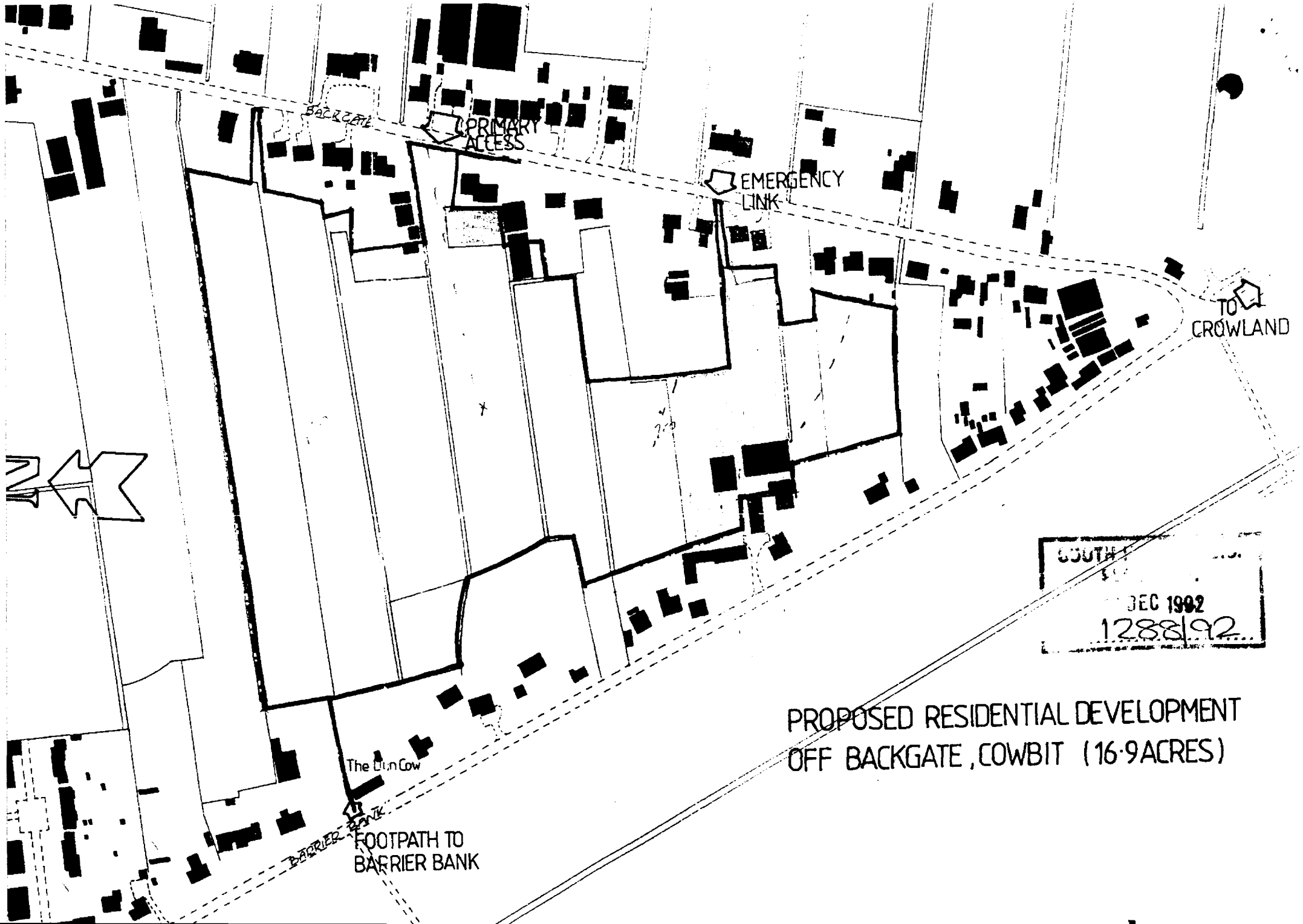
Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
PROPOSED SITE ENTRANCE OFF BACKGATE, COWBIT.

DATE 16 / 11 / 89.	DRAWN MH
DRWG. No. E 12 / 6.	SCALE 1:500

REVISIONS	DES.	DATE	SIGN



SOUTH
DEC 1992
1288/92

Expire 4.4.92

N4

TOWN AND COUNTRY PLANNING ACT 1971

REFERENCE : H01/0386/88

DATE RECEIVED : 07 4 88

APPLICANT : Broadgate Builders AGENT :
Broadgate
Weston Hills
Spalding
Lincs

TYPE : Outline GRID REF : 301400 317300

DESCRIPTION : Residential development

LOCATION : Back Gate, Gosvit

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

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 41 of the Town and Country Planning Act 1971.

2. a) The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously unless the prior written consent of the Local Planning Authority is obtained for separate submissions, and no development to which they relate shall be carried out until these matters have been approved, viz:

details of drawings to a scale of not less than 1:500 showing the siting, design and external appearance of the buildings, including details of the materials to be used for external walls and roofs.

cont....

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

[illegible] the siting and design of any vehicular access to a highway or estate road.

b) Detailed drawings to a scale of not less than 1:200 of a landscaping scheme showing the following details:

i) the positions, heights and species of existing trees;

ii) proposals for felling or retention of existing trees;

iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees and shrubs;

iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;

v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

c) Such a landscaping scheme as may be approved by the Local Planning Authority shall be carried out progressively as the estate is developed and in any event in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. Screen walls and fences included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and fences shall be adequately maintained by the owners 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 made good during that period.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard of development proposed on the proposed development. Implementation of such landscaping scheme as may be approved is required in the interests of the amenity of the estate.

3 [illegible] x [illegible] visibility splays at the [illegible] shall be provided.

Reason: [illegible] emerging from the access onto the [illegible], in the interests of road safety.

4 [illegible] Authority is required to:

[illegible]

[illegible]

[illegible]

con.....

(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1:500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1:500 horizontal and not less than 1:100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1:100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institution of Civil Engineers in 1963.

*This specification shall be such as to enable the local highway authority in due course to take over the roads and/or footways as highways maintainable at the public expense.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

6 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed and the estate road shall also be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

/cont.....

86/83

7 Before any development is commenced approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 The development be restricted to 80 dwellings as agreed to by the applicant, until a secondary access to Backgate is formed.

Reason: To avoid over intensification of use of one access point.

9 When application for the "reserved matters" is made, a programme plan showing the phases by which the site will be developed shall be submitted to and approved by the Local Planning Authority.

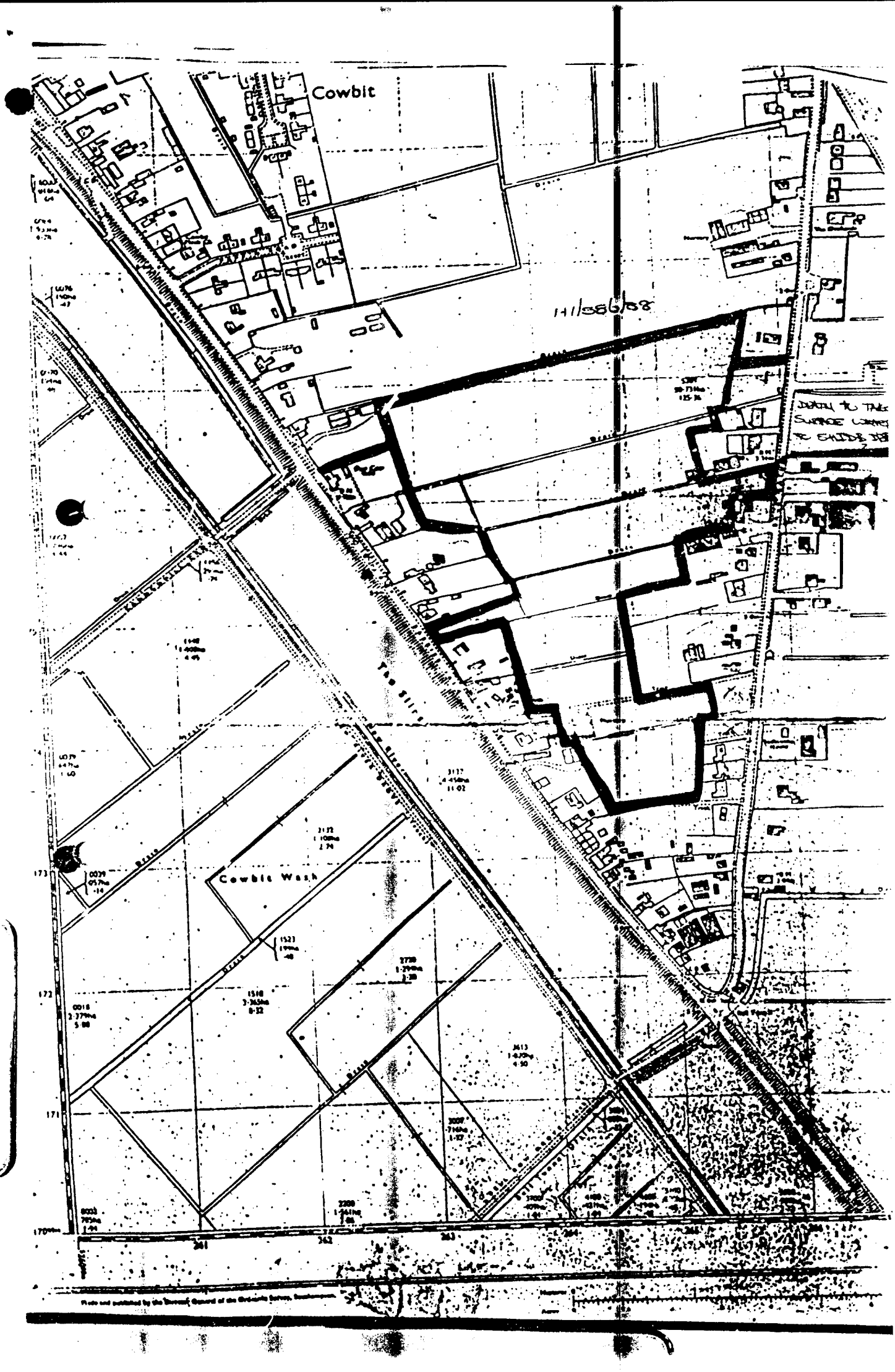
Reason: To secure, in the interests of local amenity the orderly development of the land having particular regard to its impact on adjoining land and buildings and the need to co-ordinate future vehicular and pedestrian access links.

B. Smith

District Planning Officer
5th April, 1989

Notes to Applicant

1. Attention is drawn to the agreement dated 1st March, 1989 under Section of the Town & County Planning Act 1971.
2. This permission relates to a Development Brief to be prepared and forwa to the applicant within 3 months of the date of this permission.


Cowbit
Cowbit Wash

G. 12-3-80 Expires 11-3-83

Town and Country Planning Act 1971 Form P2A

Outline planning permission

Name and address of applicant

Messrs Dennis, Fisher, Tyrell and Holmes
C/o 45 Backgate
Cowbit
SPALDING
Lincs

Name and address of agent (if any)

Mr F S R Fisher
Trinity Nurseries
Mill Drove
Cowbit
SPALDING
Lincs

Part I—Particulars of application

Date of application: 06.09.79

Application no. S 1/977/79

Particulars and location of development:

Residential development to west of Backgate, COWBIT.

Part II—Particulars of decision

The South Holland District Council

hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Application for approval of reserved matters must be made not later than the expiration of 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; or
   (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved;

See attached schedule .....

[redacted]

[redacted]

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

SCHEDULE ATTACHED TO: H 1/977/79

(a) The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously, and no development to which they relate shall be carried out until these matters have been approved, viz:

1) Detailed drawings of the estate layout to a scale of not less than 1:500 including road and plot layouts

2) 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

3) The siting and design of any vehicular access to a highway or estate road

4) Detailed drawings to a scale of not less than 1:500 of a landscaping scheme showing the following details:

(i) the positions, heights, and species of existing trees;

(ii) proposals for felling or retention of existing trees;

(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees and shrubs;

(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

(b) Such a landscaping scheme as may be approved by the Local Planning Authority 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, or within such longer period as may be agreed in writing with the Local Planning Authority, and screen walls and fences included in the approved scheme shall be provided before occupation of the dwellings. The trees, shrubs, and 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 made good during period.

3. **The final layout shall provide for road connection(s) with the adjoining land to the north and south and on development of the adjoining land the developers of the land to which this permission relates shall not obstruct the free passage of traffic from the road connection(s) provided. Such road(s) shall be constructed right up to the boundaries of the site.**

4. **The final layout shall provide for a pedestrian link from the development to Barrier Bank.**

Continued .....

SCHEDULE ATTACHED TO: H 1/977/79

5. Before any development is commenced the approval of the Local Planning Authority is required to:

(i) a *specification of the type of construction proposed for roads and/or footways;

(ii) a programme for the making up of the roads and/or footways;

(iii) details of the method and means of disposal of surface water;

(iv) detailed plans to a scale of 1:500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1:500 horizontal and not less than 1:100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1:100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institution of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense.

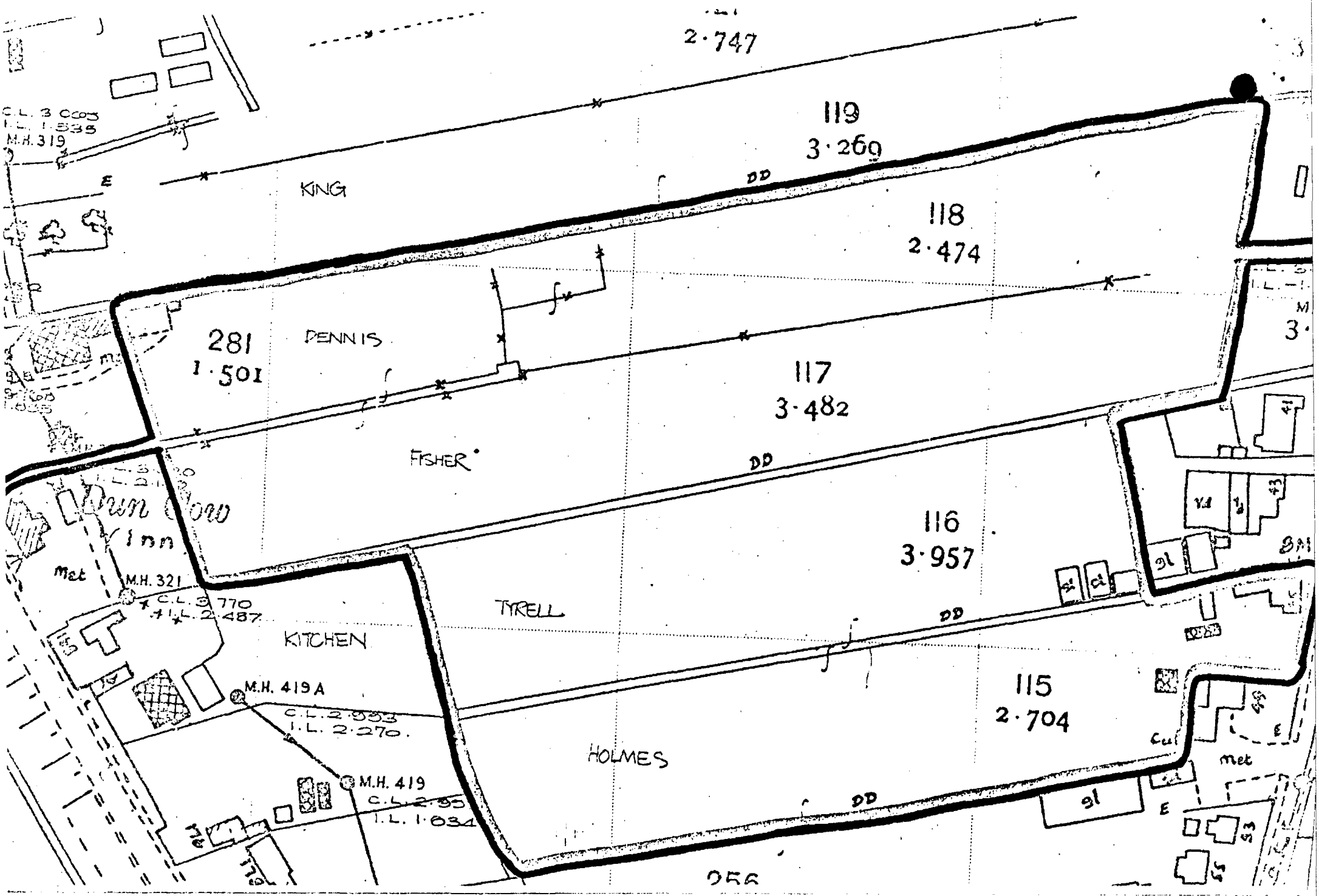
6. The length of the proposed estate road shall not exceed [illegible] metres.

NOTE TO APPLICANT:

1. This permission is granted in accordance with the application submitted as revised by the amended plan received by the Local Planning Authority on 7 December 1979.
2. Your attention is drawn to the following advice from the Anglian Water Authority: Foul drainage should be connected to the main foul sewer.

The reasons for the conditions are: 1. Required to be imposed pursuant to Section 42 of the Town and Country Planning Act 1971. 2. The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved is required in the interests of visual amenity of the estate.

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M.H. 321
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TYRELL
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KITCHEN
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C.L. 2·953
I.L. 2·270.
HOLMES
M.H. 419
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I.L. 1·034
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256