SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H01/1172/94 Received:09-DEC-94 Type:PERMISSION RENEWAL

Name: Biggs Bros.
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs PE12 6AS

Agent: Biggs Bros.
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs PE12 6AS

Description: Residential development (Renewal of H01/0676/92)

Location : Fairview Farm 19 Mill Drove
Cowbit Spalding

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 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 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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

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)

approved scheme is implemented satisfactorily.

4 The western boundary of the site shall be delineated by a hedge of Thorn (apart from at any access points) of a height of at least 1 metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of Thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 10 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at 1 metre.

Reason: In the interests of the visual amenity of the street scene.

5 The development of this site shall be restricted to frontage dwellings only.

Reason: To maintain the character of the locality.

6 Before any development commences the existing agricultural buildings on the site shall be demolished.

Reason: To ensure a satisfactory development and to safeguard against noise and disturbance to the occupiers of any new dwellings which could be caused by the retention of these dwellings.

7 Before the accesses are commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 No part of any wall, hedge or fence shall, along the whole site frontage exceed 1.0 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Mill Drove.

9 The access to the southern most plot shall be located at the northern end of that site's frontage to Mill Drove.

Reason: To ensure that the provision of adequate facilities for safe ingress and egress of vehicles at the site in the interests of road safety.

10 A fence 2 metres high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the southern boundary of the site before the building hereby permitted is brought into use.

Reason: To safeguard the amenities of the proposed dwellings against noise from the adjoining farmyard.

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

The applicant is advised that when appliction for approval of reserved matters is submitted the Local Planning Authority will expect to see a development which is appropriate for the locality in terms of design, materials, landscaping and plot sizes. The applicant is advised to consult with the Planning Department of this Council before preparing detailed drawings.

Director of Planning and Building Control Services
24-JAN-95 H01/1172/94

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H01/1172/94 Received:09-DEC-94 Type:PERMISSION RENEWAL

Name: Biggs Bros.
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs PE12 6AS

Agent: Biggs Bros.
Fairview Farm
Mill Drove
Cowbit
Spalding Lincs PE12 6AS

Description: Residential development (Renewal of H01/0676/92)

Location : Fairview Farm 19 Mill Drove
Cowbit Spalding

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on 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 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 The western boundary of the site shall be delineated by a hedge of Thorn (apart from at any access points) of a height of at least 1 metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of Thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 10 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at 1 metre.

Reason: In the interests of the visual amenity of the street scene.

5 The development of this site shall be restricted to frontage dwellings only.

Reason: To maintain the character of the locality.

6 Before any development commences the existing agricultural buildings on the site shall be demolished.

Reason: To ensure a satisfactory development and to safeguard against noise and disturbance to the occupiers of any new dwellings which could be caused by the retention of these dwellings.

7 Before the access ~~is~~ es are commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 No part of any wall, hedge or fence shall, along the whole site frontage exceed 1.0 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Mill Drove.

9 The access to the southern most plot shall be located at the northern end of that site's frontage to Mill Drove.

Reason: To ensure that the provision of adequate facilities for safe ingress and egress of vehicles at the site in the interests of road safety.

10 A fence 2 metres high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the southern boundary of the site before the building hereby permitted is brought into use.

Reason: To safeguard the amenities of the proposed dwellings against noise from the adjoining farmyard.

The applicant is advised that when appliction for approval of reserved matters is submitted the Local Planning Authority will expect to see a development which is appropriate for the locality in terms of design, materials, landscaping and plot sizes. The applicant is advised to consult with the Planning Department of this Council before preparing detailed drawings.

20-JAN-95 AD check....A 20/1...

Authorised to issue (inc Delegation)...A 20/1.....