SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H02/0225/97 Received:02-JUN-97 Type:OUTLINE

Name: Trustees of the 5th Earl of Normanton's Will Trust & the Earl of Normanton
The Estate Office, Somerley
Ringwood Hampshire BH24 3PL

Agent: The W R Davidge Planning Practice
Kingfisher House
Wansford
Peterborough PE8 6LF

Description: Proposed residential development incorporating provision of incidental open space
Location : Land North of Postland Road & East of Cloot Drove Crowland

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 The following matters are reserved for subsequent written approval by the Local Planning Authority and shall be submitted for such approval simultaneously in respect of each phase of development 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, 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 five 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 in writing 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.

3 With the exception of density and numbers of dwellings, which will be dependant on the final layout, the development shall be carried out substantially in accordance with the Development Brief accompanying this application.

Reason: To ensure a satisfactory development.

4 When application is made for the approval of reserved matters, that application shall be accompanied by plans showing the phasing of the whole development. No development shall commence until the phasing plans have been approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved plans.

Reason: To ensure a satisfactory and orderly development of this land.

5 The final layout shall provide for road connections with adjoining land to the north, east and south.

Reason: To ensure a co-ordinated development of adjoining land should the future need arise.

6 The landscaping scheme submitted under Condition 2 above, shall provide for the retention of the existing hedgerow and trees crossing and on the boundaries to the site and shall provide for the provision of

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)

landscaping belts having a minimum width of 5 metres along the northern and eastern boundaries of the site.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

7 Before any dwellings permitted as a result of this permission are occupied, the existing commercial premises on site shall be demolished.

Reason: To ensure a satisfactory level of amenities for future householders.

8 No development shall commence until such time as the applicants have submitted to and had approved in writing by the Local Planning Authority details and specifications of off site drainage works to cater for the disposal of surface water from the development.

Reason: To ensure satisfactory development in the interests of the amenities of the locality.

9 Before any development is commenced the written 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.

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

10 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 ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

11 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to

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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 dwelling 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.

12 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

13 Visibility splays of 4.5 metres x 90 metres to the south and 4.5 metres x 120 metres to the north shall be provided at the site access.

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.

14 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 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.

15 Access to the proposed development shall be via the northern half of the sites frontage to Cloot Drove (north of No 29/31).

Reason: To provide adequate access via Cloot Drove in the interests of highway safety.

This permission is granted in accordance with the application submitted as revised by the supplementary Development Brief dated 12 September 1997 which is to be read in conjunction with the original Preliminary Development Brief dated 30 May 1997.

Your attention is drawn to the existence of an agreement under Section 278 of the Highways Act in respect of this development.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition

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SOUTH HOLLAND DISTRICT COUNCIL

and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
06-AUG-98 H02/0225/97

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.

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DRAFT PERMISSION

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and that Building Control Services should therefore be advised at the appropriate time.

05-AUG-98 Checked .....

Authorised to issue (inc Delegation).....