

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

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FILE COPY



Town and Country Planning Act 1990 Outline Planning Permission

Reference: H03/0236/01

Received: 13-MAR-01

Type: OUTLINE

Name: Swallow Homes Limited
Banbury Close
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of 4 dwellings and associated private drive
access

Location : Land to the south-west of Home Farm Littleworth Drove
Deeping St Nicholas

**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:**

- 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 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 Development on the application site, outlined in red on Plan No. 233/99/2/1, shall not commence

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1247/03
until:-

- (i) The buildings and hard surfaced areas on the blue hatched area on 233/99/2/1 have been demolished/removed.
- (ii) An earth bund has been constructed on the dotted area on plan 233/99/2/2A in accordance with details to be submitted to and approved in writing by the Local Planning Authority before it is constructed.

Reason: To protect the amenities of the proposed dwellings from:

- (i) noise disturbance from the buildings (should they be retained),
- (ii) noise disturbance from a track which is the access/exist of a proposed turkey farm.

- 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 the development is occupied, the northern boundary of the development site outlined in red on plan no. 233/99/2/1 shall be screened by a 1.8 metre close-boarded, acoustic fence, constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before the fence is erected.

Reason: To protect the amenities of the future occupants from noise disturbance from Home Farm.

- 6 The access shall be of the private, shared-use type and be a minimum of 5 metres in width with the effective kerbline radius of 10 metres where it joins the A16.

Reason: In the interests of highway safety and the provision of a proper access to the site.

The determined plans are:-

Dwg. nos. AS/1 and 233/99/2/1 received 28 February 2001.

Dwg. no. 233/99/2/2A received 27 April 2001.

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Director of Housing and Planning Services

08 MAY 2001

H03/0236/01

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H03/0236/01

Received: 13-MAR-01 Type: OUTLINE

Name: Swallow Homes Limited
Banbury Close
Spalding
Lincs
PE11 2BS

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of 4 dwellings and associated private drive access

Location : Land to the south-west of Home Farm Littleworth Drove
Deeping St Nicholas

**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 Development on the application site, outlined in red on Plan No. 233/99/2/1, shall not commence until:-

- (i) The buildings and hard surfaced areas on the blue hatched area on 233/99/2/1 have been demolished/removed.
- (ii) An earth bund has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before it is constructed on the dotted area on plan 233/99/2/2A.

Reason: To protect the amenities of the proposed dwellings from:

- (i) noise disturbance from the buildings (should they be retained),
- (ii) noise disturbance from a track which is the access/exist of a proposed turkey farm.

3 The following matters are reserved for subsequent written approval by the Local Planning

As only condition please

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.

- 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 the development is occupied, the northern boundary of the development site shall be screened by a 1.8 metre close-boarded, acoustic fence, *continued on red in Plan No 233/9*
12/1
constructed in accordance with
details to be submitted to & approved by the C.P.A. before the fence is erected.

Reason: To protect the amenities of the future occupants from noise disturbance from Home Farm.

- 6 The access shall be of the private, shared-use type and be a minimum of 5 metres in width with the effective kerbline radius of 10 metres where it joins the A16.

Reason: In the interests of highway safety and the provision of a proper access to the site.

The determined plans are:-

Dwg. nos. AS/1 and 233/99/2/1 received 28 February 2001.

Dwg. no. 233/99/2/2A received 27 April 2001.

~~V Main Highway access?~~
No. Not LCC road.

Director of Housing and Planning Services
03 MAY 2001

H03/0236/01

SAW 4/5
PAN 4/5
ES 4/5



2003-2004
Supporting the Rural Economy



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Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H03/0500/04

Received: 26-APR-04 Type: RESERVED MATTERS

Name: Allison Homes Eastern Ltd
Allison House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 9UJ

Description: Erection of four dwellings with garages and private drive (Outline
H03/0236/01)

Location : South West : Home Farm Littleworth Drove
Deeping St Nicholas

**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:

Materials schedule, details of Heywood, Pembroke, Dovedale house types, double garage details,
received 19 April 2004.

Dwg. no. 520/111-01, received 26 April 2004.

Amended dwg. nos. SL/01A and 233/99/2-L01A, received 21 June 2004.

Head of Planning & Development

08-JUL-04

H03/0500/04

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.



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: H03/1247/03

Received: 15-OCT-03 Type: CONDITION COMPLIANCE

Name: Stamford Homes
Ashurst
Bakewell Road
Orton Southgate
Peterborough

Agent: Stamford Homes
Ashurst
Bakewell Road
Orton Southgate
Peterborough

Description: Details of demolition of buildings and hard surface areas removed and demolished (Condition 3(i) of H03/0236/01)

Location : Littleworth Drove Deeping St Nicholas

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:

Head of Planning & Development
04-NOV-03

H03/1247/03

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.

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

Earlier App

Application no: H03/0476/03

Applicant: Persimmon Homes
Napier Place
Orton Wistow
Peterborough
Cambs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Details of landscaping (Condition 2.3 of H03/0236/01)

Location: Littleworth Drove
Deeping St Nicholas

Type: CONDITION COMPLIANCE

Date received:

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Plans cannot be accepted as Condition Compliance as specified for the following reasons:-

- Area of landscaping is beyond the approved 'red line' site boundary and therefore beyond the scope of Reserved Matters submission.
- Scheme may be submitted in relation to Condition 3(ii) of H03/0236/01 as an alternative.



Head of Planning & Development
23-APR-2003

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