SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H04/0675/94 Received:12-JUL-94 Type:PERMISSION RENEWAL

Name: Mr & Mrs J W Sharpe
Englefield Lodge
1 Park Lane
Donington
Spalding Lincs

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Erection of 2 detached dwellings and garages

Location : Rear of Englefield Lodge 1 Park Lane
Donington 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

approved scheme is implemented satisfactorily.

4 The effective width of the access shall be 4.25 metres.

Reason: In the interests of road safety.

5 The vehicular access shall incorporate 4.5 metres radii tangential to the nearside edge of the carriageway of Park Lane; and the effective width of the access at the inner tangent points shall be 4.25 metres.

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

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

7 Before the dwellings are commenced, the private drive including turning space shall be constructed as shown on the attached plan.

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

The appliclants are advised that the highway conditions relating to access provision have been revised to permit a reduced radius kerb at the access with Park Lane. This is to ensure that the Silver Birch tree on the sites frontage can be retained. Accordingly, therefore, the applicants are advised that this permission does not authorise the removal of this tree which is situated inside the Conservation Area and that the final plans should make provision for the retention of this tree.

Director of Planning and Building Control Services
06-SEP-94 H04/0675/94

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: H04/0675/94 Received:12-JUL-94 Type:PERMISSION RENEWAL

Name: Mr & Mrs J W Sharpe
Englefield Lodge
1 Park Lane
Donington
Spalding Lincs

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Erection of 2 detached dwellings and garages

Location : Rear of Englefield Lodge 1 Park Lane
Donington 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 effective width of the access shall be 4.25 metres.

Reason: In the interests of road safety.

5 The vehicular access shall incorporate ~~6~~ 4.5 metres radii tangential to the nearside edge of the carriageway of Park Lane; and the effective width of the access at the inner tangent points shall be ~~4.5~~ 4.25 metres.

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

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

7 Before the dwellings are commenced, the private drive including turning space shall be constructed as shown on the attached plan.

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06-SEP-94 AD check.....

Authorised to issue (inc Delegation)..DR...7/9