SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H04/0670/97 Received:12-JUN-97 Type:PERMISSION RENEWAL

Name: Mr & Mrs J W Sharpe
Englefield Lodge
1 Park Lane
Donington
Spalding Lincs PE11 4UE

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of two detached dwellings and garages (Renewal of application H04/0675/94)
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 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) 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 five 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.

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)

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 entry and exit 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 laid out as shown on the attached plan.

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

8 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

The final plans showing the form of development on this site should provide some form of lighting to the drive. For further advice you should contact Lincolnshire Police, Force Architectural Liaison Officer at Lincolnshire Police, Crime Prevention, P O Box 999, Lincoln, LN5 7PH.

The applicants 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.

MRS SALLY WALTHAM BA (Hons) FC.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

Director of Housing and Planning Services
30-JUL-97 H04/0670/97

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.

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)

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Erection of two detached dwellings and garages (Renewal of application H04/0675/94)
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.

X 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.

Does this application include means of access?

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 five 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 entry and exit 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 laid out as shown on the attached plan~~s~~. done 30/7

X

This is 89 is it correct? No use Reason From Card 7. 07675/94

Reason: To ensure that vehicles entering and leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

8 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

X The final plans showing the form of development on this site ~~shall~~ should provide some form of lighting to the drive. For further advice you should contact Lincolnshire Police Force Architectural Liaison Officer at Lincolnshire Police, Crime Prevention, P O Box 999, Lincoln, LN5 7PH.

24-JUL-97 Checked ...SAS 25/7

Authorised to issue (inc Delegation)...DR...25/7

? Does ~~Stea~~ note on earlier permission need adding?

Yes pls. DR