Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H05/0948/03 Received: 31-JUL-03 Type: RESERVED MATTERS

Name: Henry Scott & Sons Ltd
The Long Barn
4 The Green
Addingham
Ilkley, West Yorks, LS29 0QA

Agent: Trevor A Clay
14 Old Fendike Road
Weston Hills
Spalding, Lincs. PE12 6DD

Description: Erect four 2 bed bungalows, two 3 bed bungalows & three 3 bed chalet bungalows **(Outline H05/0773/00)**

Location : Old Main Road (Pt. OS 3408) Fleet Hargate

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:

1 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved in writing by the Local Planning Authority and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.
This Condition is imposed in accordance with Policy E1 of the adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

2 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the

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development is being carried out.
This Condition is imposed in accordance with Policy E1 of the adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

3 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.
This Condition is imposed in accordance with Policy E1 of the adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

4 Prior to the occupation of the first dwelling a scheme for lighting the private drive serving plots 5-9 shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the approved details.

Reason: In the interests of security and crime reduction.

Note(s):

The determined plans are:
1:1250 Site location plan, Dwg. nos. 003, 004, 005, 006, 007 & 008 and Material schedule on Plot List received 31 July 2003.

The Lincolnshire Police Architectural Liaison Officer has advised that a 1800mm fence and gate, with anti-theft hinges, should be erected between all bungalows as close to the front elevation as possible, as a crime prevention measure.

The applicants' attention is drawn to comments received from the Environment Agency in the attached letter dated 21 August 2003.



2003-2004
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Head of Planning & Development
19-DEC-03

H05/0948/03

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.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0773/00 Received: 19-JUN-00 Type: PERMISSION RENEWAL

Name: Henry Scott & Sons Ltd
10 St James Market
Essex Street
Bradford
West Yorkshire BD4 7PW

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Residential development including demolition of house, offices & warehouse. (Renewal of H05/0698/97).

Location : Old Main Road (Pt. OS 3408) Fleet Hargate Spalding Lincs

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 shall be submitted for such approval simultaneously 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;

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

(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 date of 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 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.

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

4 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.

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

6 Before the occupation of any of the dwellings visibility splays of 2.4 metres x 120 metres shall be provided at the new estate road access.

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

7 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission.

8 Within one month of the demolition of the buildings on the westernmost part of the frontage of the site onto Old Main Road, that part of the party wall in the ownership of the applicant lying immediately adjacent to the property to the west shall be rendered weathertight.

Reason: In the interests of visual and residential amenity.

9 The development shall not be commenced until details of an investigation and assessment of ground conditions have been submitted to and approved in writing by the Local Planning Authority. The investigation/assessment shall identify any possible contamination of the site, plus any remedial action necessary to safeguard future occupiers of the dwellings on the site in respect of any contamination. Any identified remedial measures shall be undertaken in total before the commencement of any dwelling.

SALLY WALTHAM
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HOUSING & PLANNING SERVICES DEPARTMENT

Reason: To safeguard the residential amenities of future occupiers of the dwellings.

The determined plans are:-

1:1250 plan received on 21 February 1994.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Your attention is drawn to the fact that this Authority has adopted the Lincolnshire Design Guide for Residential Areas and that it is the expectation of the Authority that the design and layout of the development should accord with the advice contained in that policy.

Your attention is drawn to conditions also on Conservation Area Consent reference H05/0797/97.

Director of Housing and Planning Services
14 AUG 2000

H05/0773/00

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 H05/0773/00 Received: 19-JUN-00 Type: PERMISSION RENEWAL

Name: Henry Scott & Sons Ltd
10 St James Market
Essex Street
Bradford
West Yorkshire BD4 7PW

Agent: Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Residential development including demolition of house, offices & warehouse. (Renewal of H05/0698/97).

Location : Old Main Road (Pt. OS 3408) Fleet Hargate Spalding Lincs

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 written approval by the Local Planning Authority and shall be submitted for such approval simultaneously 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 date of 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 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.

4 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.

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

6 Before the occupation of any of the dwellings visibility splays of 2.4 metres x 120 metres shall be provided at the new estate road access.

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

7 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission.

8 Within one month of the demolition of the buildings on the westernmost part of the frontage of the site onto Old Main Road, that part of the party wall in the ownership of the applicant lying immediately adjacent to the property to the west shall be rendered weathertight.

Reason: In the interests of visual and residential amenity.

9 The development shall not be commenced until details of an investigation and assessment of ground conditions have been submitted to and approved in writing by the Local Planning

Authority. The investigation/assessment shall identify any possible contamination of the site, plus any remedial action necessary to safeguard future occupiers of the dwellings on the site in respect of any contamination. Any identified remedial measures shall be undertaken in total before the commencement of any dwelling.

Reason: To safeguard the residential amenities of future occupiers of the dwellings.

The determined plans are:-

1:1250 plan received on 21 February 1994.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Your attention is drawn to the fact that this Authority has adopted the Lincolnshire Design Guide for Residential Areas and that it is the expectation of the Authority that the design and layout of the developmetn should accord with the advice contained in that policy.

Your attnetion is drawn to conditions also on Conservation Area Consent reference H05/0797/97.

Director of Housing and Planning Services
11 AUG 2000

H05/0773/00

LMS
15-8-00.