SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0775/98 Received:30-JUL-98 Type:FULL

Name: Mr & Mrs Coole
Old Main Road
Fleet Hargate
Spalding
Lincs.

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs.

Description: Residential Development (six units)

Location : Off Old Main Road 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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the commencement of development, the access and visibility splays shown on the amended site layout plan received by the Local Planning Authority on 3rd December 1998 shall be provided and the visibility splay (to the east) shall be cleared of all obstructions and so maintained thereafter, to the reasonable satisfaction of the Local Planning Authority

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.

3 Notwithstanding the details shown on the amended site layout plan received by the Local Planning Authority on 3rd December 1998 and before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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.

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)

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 Before the erection of any of the dwellings, the existing buildings on the site shall be demolished and the resultant rubble removed from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity and to ensure a satisfactory form of development.

6 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.

7 Before the occupation of any of the dwellings, details of the type and colour of the facing materials (bricks and tiles) of those dwellings shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the Conservation Area and the setting of the adjacent Listed Buildings, 'Laurel House' and 'The Laurels'.

8 Before the occupation of any of the dwellings, the details of the type and colour of the block paviors of the access, drives, turning areas and parking spaces shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the Conservation Area and the setting of the adjacent Listed Buildings, 'Laurel House' and 'The Laurels'.

9 Prior to the occupation of any of the dwellings, the scheme of lighting shown on the amended site layout plan received by the Local Planning Authority on 3rd December 1998 shall be made operational to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

10 Prior to the occupation of the dwellings on Plots 2 to 6, a 2m high acoustic fence shall be erected along the boundaries of their respective plots, as shown on the amended site layout plan received by the Local Planning Authority on 3rd December 1998, all to the reasonable satisfaction of the Local Planning Authority.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of residential amenity.

11 Prior to the occupation of the dwellings on Plots 3, 4, 5 and 6, the first floor windows on their respective north facing elevations shall be fitted with acoustic vents, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

12 Prior to the occupation of the dwellings on Plots 1 and 6, the 1.8m high close boarded timber fence, shown on the amended site layout plan received by the Local Planning Authority on 3rd December 1998, shall be erected along their eastern and southern boundaries respectively, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

13 Before the access is brought into use, in its improved form, the walling on either side of the access, as shown on the amended site layout plan received by the Local Planning Authority on 3rd December 1998, shall be provided to the reasonable satisfaction of the Local Planning Authority. Details of the type and colour of the brick of the walling shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the walling.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the Conservation Area and the setting of the adjacent Listed Building, 'The Laurels'.

14 Prior to the occupation of the dwelling on Plot 2, the 1.8m high close boarded timber fence shown on the amended site layout plan received by the Local Planning Authority on 3rd December 1998 shall be erected along the southern boundary of the plot, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

15 Prior to the occupation of the dwelling on Plot 1, the 1.8m high brick wall shown on the amended site layout plan received by the Local Planning Authority on 3rd December 1998, shall be erected along the western and northern boundary of the plot, to the reasonable satisfaction of the Local Planning Authority. The brick of the walling shall match that of the dwelling on Plot 1.

Reason: In the interests of residential amenity.

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

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

This permission is granted in accordance with the application submitted

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as revised by the amended plans received by the Local Planning Authority on 3rd December 1998.

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.

Director of Housing and Planning Services
18-JAN-99 H05/0775/98

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.

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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Agent: Cooper Architectural Design
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Description: Residential Development (six units)

Location : Off Old Main Road Fleet Hargate
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South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the commencement of development the access and visibility splays shown on the amended ~~drawing~~ site layout plan received on 3rd December 1998 by the LPA shall be provided and the visibility splay (to the east) shall be cleared of all obstructions and so maintained thereafter, to the reasonable satisfaction of the Local Planning Authority.

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.

3 Notwithstanding the details shown on the amended ~~drawing~~ site layout plan received by the LPA on 3rd December 1998 and before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interets of visual amenity.

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Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

5 Before the erection of any of the dwellings, the existing buildings on the site shall be demolished and the resultant rubble removed from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity and to ensure a satisfactory form of development.

6 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.

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Reason: In the interests of visual amenity and to safeguard the character and appearance of the Conservation Area and the setting of the ADJACENT adjacnet Listed Buildings, 'Laurel House' and 'The Laurels'.

8 Before THE occupation of any of the dwellings, the details of the type and colour of the block paviors of the access, drives, turning areas and parking spaces shall be submitted to and agreed in writing by the Local Planning Authority.

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Reason: In the interests of residential amenity.

10 Prior to the occupation of the dwellings on Plots 2 to 6, a 2m high acoustic fence shall be erected along the boundaries of their respective plots, as shown on the amended ~~drawing~~ site layout plan received on 3rd December 1998 by the LPA, all to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

11 Prior to the occupation of the dwellings on Plots 3, 4, 5 and 6, the first respective north facing elevations shall be fitted with acoustic vents, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

12 Prior to the occupation of the dwellings on Plots 1 and 6, the 1.8m high close boarded timber fence, shown on the amended ~~plan~~ received on 3rd December 1998, shall be erected along their eastern and southern boundaries respectively, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

13 Before the access is brought into use, in its improved form, the walling on either side of the access, as shown on the amended ~~plan~~ received 3rd December 1998, shall be provided to the reasonable satisfaction of the Local Planning Authority. Details of the type and colour of the brick of the walling shall be submitted to and agreed in writing by the Local Planning Authority prior to the construction of the walling.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the Conservation Area and the setting of the adjacent Listed Building, 'The Laurels'.

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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.

14-JAN-99 Checked ✓ 9.14/1.....

Authorised to issue (inc Delegation).... 9.15/1....