SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0143/98 Received:11-FEB-98 Type:PERMISSION RENEWAL

Name: Mr W S Webb
Ivy House
Gedney
Spalding
Lincolnshire. PE12 0DE

Agent: Grounds & Co
2 & 4 Market Hill
Chatteris
Cambs
PE16 6BA

Description: Residential development (renewal of H06/0157/95).

Location : Land fronting Churchgate and Stonegate
Gedney 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) The siting and design of any vehicular access to a road;
(3) An overall scheme for the 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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

5 Before the dwellings are commenced, the necessary road widening, footway, street lighting and drainage works shall be undertaken in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate access (both vehicular and pedestrian) and drainage is provided, in the interests of the safety and convenience of the residents of this road.

6 Before any dwelling is occupied, a vehicular access shall be provided for the safe access and exit of vehicles, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure vehicles can enter and leave the site in safety.

In accordance with the Lincolnshire Design Guide, the applicant is advised that the overall density and design of the development should reflect the rural character of the area and not constitute an over development. The applicant is, therefore, advised to contact the Local Planning Authority prior to formulating the scheme to discuss details which would be acceptable to the Authority.

The applicant is advised that it will be necessary for a Section 278 Agreement under the Highway Act 1980 to be entered into with the Lincolnshire County Council in respect of Condition 5 above.

Director of Housing and Planning Services
21-APR-98 H06/0143/98

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.

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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on the following condition(s):

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08-APR-98 Checked VJSH DMS 16/4 17/4

Authorised to issue (inc Delegation) ... 17/4.

? ~~321 (ACCESSES)~~