



Town and Country Planning Act 1990

Planning Permission

Reference: H06/0157/95

Received: 22-FEB-95 Type: PERMISSION RENEWAL

Name: Mr J R Scrimshaw
Ivy House Farm
Gedney
Spalding
Lincs PE12 ONW

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

Description: Residential development (renewal of application
H06/1178/91)

Location : Land fronting Churchgate and Stonegate
Gedney 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 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

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 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 designed in accordance with details to be approved and constructed to the satisfaction of 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 this site in safety.

- 7 No development shall occur until a Section 278 Agreement (Highway Act 1980) has been concluded with the Lincolnshire County Council.

Reason: In the interests of highway safety and to ensure a satisfactory form of development.

The applicant is advised that in submitting full details of the residential development the Local Planning Authority will be seeking a scheme which reflects the rural character of the area and does not attempt to overdevelop the site. The applicant is, therefore, strongly advised to contact the Local Authority prior to formulating the scheme to discuss details which would be acceptable to the Authority.

Director of Housing and Planning Services
25-APR-95 H06/0157/95

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/0157/95

Received: 22-FEB-95 Type: PERMISSION RENEWAL

Name: Mr J R Scrimshaw
Ivy House Farm
Gedney
Spalding
Lincs PE12 0NW

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

Description: Residential development (renewal of application
H06/1178/91)

Location : Land fronting Churchgate and Stonegate
Gedney 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 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.

An overall scheme for the

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.

- SC70
Reason
- 4 Before development is commenced details of the arrangements made for an archaeologist recognized by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved 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.

- 5 Before the dwellings are commenced the necessary road widening, footway, street lighting and drainage works shall be designed in accordance with details to be approved and constructed to the satisfaction of 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 this site in safety.

- 7 No development shall occur until a Section 278 Agreement (Highway Act 1980) has been concluded with the Lincolnshire County Council.

Reason: In the interests of highway safety and to ensure a satisfactory form of development.

The applicant is advised that in submitting full details of the residential development the Local Planning Authority will be seeking a scheme which reflects the rural character of the area and does not attempt to overdevelop the site. The applicant is, therefore, strongly advised to contact the Local Authority prior to formulating the scheme to discuss details which would be acceptable to the Authority.

18-APR-95

AD check..... 19/4

Authorised to issue (inc Delegation)..... 27/4

DC.

Is new Cond. 4 OK?

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/1178/91

Received: 04-SEP-89 Type: OUTLINE

Name: Mr J R Scrimshaw
Ivy House Farm
Gedney
Spalding
Lincs PE12 0NW

Agent: Grounds & Co.,
Market Place
March
Cambs
PE12 9JH

Description: Residential development
(registered as H06/1205/89)

Location : Church Gate & Stone Gate, Gedney
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE
PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance
with the application submitted, subject to 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) An overall scheme for the landscaping of the whole 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

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Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161



period.

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

- 4 The developer shall (i) give a minimum of two weeks notice in writing of commencement of works to the archaeologist nominated by the Local Planning Authority and no works shall commence on site until the two week notice period has expired and (ii) shall afford access to the site to the archaeologist at all reasonable times and allow the archaeologist to observe the excavations and record items of interest and finds.

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 designed in accordance with details to be approved and constructed to the satisfaction of 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 this site in safety.

Notes to Applicant:

The applicant is advised that in submitting full details of the residential development the Local Planning Authority will be seeking a scheme which reflects the rural character of the area and does not attempt to overdevelop the site. The applicant is, therefore, strongly advised to contact the Local Authority prior to formulating the scheme to discuss details which would be acceptable to the Authority.

Attention is drawn to the Section 278 Agreement between the applicant and the Lincolnshire County Council.

sgd B SMITH
Director of Planning and Building Control Services

27-MAR-92 H06/1178/91