

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0473/96

Received: 13-SEP-96 Type: OUTLINE

Name: Mrs M L Healey
 Will Trust
 c/o Grounds & Co

Agent: Grounds & Co
 Market Place
 March
 Cambs
 PE15 9JH

Description: Erection of dwelling

Location : Farm Yard at Sunderlands Farm Marsh Road
 Gedney Drove End 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;

Reason: The application was submitted in outline only.

- 3 Before development is commenced details of a landscaping scheme showing the following details shall be submitted to and approved in writing by the Local Planning Authority; namely
 - i) the positions, height and species of existing trees.
 - ii) proposals for felling or retention of existing trees.
 - iii) proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

Reason: In the interests of the visual amenities of the rural locality.

- 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 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.

- 5 The development shall not be commenced until those trees to be retained on the site have been fenced off in a manner to be agreed in writing with the Local Planning Authority. Such fencing shall be maintained in place during the period of construction and shall not be removed until the development is completed.

Reason: To safeguard the trees during the development.

- 6 Under no circumstances shall any material, machinery, tools, fuel, etc. be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

- 7 All excavations within the spread of those trees to be retained and which are associated with the construction of an access, shall be dug by hand and care taken not to damage any roots whatsoever.

Reason: To safeguard the trees during the development.

- 8 Prior to development being commenced, details of any works to be carried out to those trees to be retained shall be submitted to and agreed in writing, and thereafter carried out to the reasonable satisfaction of the Local Planning Authority. Such works shall be carried out in accordance with good arboricultural practice and to BS 3998:1989 'Recommendations for Tree Work'.

Reason: To safeguard the continued health of the trees.

- 9 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

It should be noted that some of the trees on and immediately adjacent to the site are the subject of a Tree Preservation Order.

The appearance/design of the dwelling should be of appropriate high standard and be sympathetic to the character of this part of Gedney Drove End.

Director of Housing and Planning Services
29-OCT-96 H06/0473/96

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

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Will Trust
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Agent: Grounds & Co
Market Place
March
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PE15 9JH

Description: Erection of dwelling

Location : Farm Yard at Sunderlands Farm Marsh Road
Gedney Drove End 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;
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X Reason: To safeguard the trees during ^{the} development.

- 6 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

- X 7 All excavations within the spread of those trees to be retained ^{AND WITHIN ARE} associated with the construction of an access, shall be dug by hand and care taken not to damage any roots whatsoever.

X Reason: To safeguard the trees during ^{the} development.

- 8 Prior to development being commenced, details of any works to be carried out to those trees to be retained shall be submitted to and agreed in writing, and thereafter carried out to the reasonable satisfaction of the Local Planning Authority. Such works shall be carried out in accordance with good arboricultural practice and to BS 3998:1989 'Recommendations for Tree Work'.

Reason: To safeguard the continued health of the trees.

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The appearance/design of the dwelling should be of appropriate high standard and be sympathetic to the character of this part of Gedney Drove End.

Does this
need more info?
X ? B21 (Turning Space)

21-OCT-96

Checked SJS 22/10

Authorised to issue (inc Delegation)..... M. 25/65

NB: Does siting a means of access
need to be included within description/
application, or ~~are~~ are the plans indicative
only? *Indicative only*

If so does reference to siting in Cond. 2
need deleting?