

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0553/97

Received: 30-SEP-97 Type: OUTLINE

Name: Mrs M Healey (Will Trust)

Agent: Grounds & Co

C/o Grounds & Co

Market Place

Market Place

March

March

Cambs

Cambs. PE15 9JH

PE15 9JH

Description: Erection of two dwellings

Location : Buildings at Sunderlands Farm (also known as Deans Farm)
 Marsh Road Gedney Drove End

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 No trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 4 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.

- 5 Before the new dwellings are commenced the existing buildings upon the site shall be demolished and associated rubble cleared from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the locality.

- 6 Prior to development being commenced all trees being retained on the site shall be fenced off by means of a Chestnut paling and wire fence of a minimum 1.2 metres high in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

- 7 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.

- 8 Any new access/drive within the spread of the existing frontage trees shall be dug by hand and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

- 9 The dwellings on each plot shall not be wider than 75% of the width of the plots frontage.

Reason: The site is located in a rural location where it is important, on the grounds of character, that the development is not cramped and has a degree of openness between the individual dwellings.

The appearance/design of the dwellings should be of an appropriate high standard in accordance with the Lincolnshire Design Guide.

Some of the trees on the site are the subject of Gedney Drove End Tree Preservation Order No. 3, 1996. As such, consent will be required from the District Council for any works carried out on them.

There is evidence that barn owls and possibly bats may have previously

occupied/visited the site. You are therefore reminded that the disturbance of protected species such as these occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act 1981. English Nature have been notified and you are advised to contact their Species Protection Officer at The Maltings, Wharf Road, Grantham, NG31 6BH (Tel: 01476 568431) to gain their agreement before commencing any work.

Director of Housing and Planning Services
03-NOV-97 H06/0553/97

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

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29-OCT-97

Checked *A. 27/10* *MG 30/10*

Authorised to issue (inc Delegation)..... *J. 31/10*