SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0963/97 Received:03-SEP-97 Type:OUTLINE

Name: Representatives of the Late
Mr C G Hannah
c/o Messrs Mossop & Bowser
Abbots Manor, 10 Spalding Road
Holbeach, Spalding, Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolition of existing store- shed and erection of four detached dwellings with garages
Location : Pt.OS No. 0010, Church 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 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) 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 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.

4 No part of any wall, hedge or fence shall, for a distance of 7 metres on each side of the access to plots 1 & 2, exceed 0.6 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

Reason: To ensure that drivers of vehciles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 Before the access serving the dwellings fronting Church Gate 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.

6 The approved development shall provide for dwellings fronting Church Gate and also Rectory Lane.

Reason: In the interests of visual amenity.

7 Before the dwellings fronting Rectory Lane are occupied, adequate space shall be provided to the reasonable satisfaction of the Local Planning Authority on that part of the site adjoining Rectory Lane to enable delivery vehicles visiting the frontage dwellings to wait clear of the carriageway.

Reason: So that a motor vehicle may wait clear of the carriageway of the highway in the interests of the safety and convenience of traffic using Rectory Lane.

8 The dwellings fronting Church Gate shall observe a building line indicated in green on the enclosed plan. Their respective turning areas shall be provided within their curtilages at the rear of the dwellings themselves.

Reason: In the interests of visual amenity.

9 The dwellings shall be of two storey construction and shall be designed in terms of massing, scale, architectural detailing, fenestration and use of materials, so as to harmonise with the established building character of the immediate locality in Church Gate.

Reason: In the interests of visual amenity.

10 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 sutmitted to the Local Planniing Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed

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)

from the site.

Reason: The site is of archaeological interest.

11 Before the dwellings fronting Rectory Lane are occupied, the outbuilding abutting Rectory Lane itself shall be demolished and the resultant rubble removed from the site and the exposed southern elevation of the remainder of the building made good, all to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity and highway safety.

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.

Your attention is drawn to the fact that this is an Outline permission with all matters reserved for subsequent approval. Thus, the indicative plans submitted with the application have been treated as illustrative only and do not connote, in any way, that approval has been granted for the layout and means of access of dwellings that are shown on that plan.

Your attention is drawn to the fact that this Authority has adopted as policy the Lincolnshire Design Guide for Residential Areas and therefore it is the expectation of this Authority that in terms of compliance of condition no. 9 of this permission, the design and layout of the development shall be of an appropriately high standard. You are advised therefore that it would be advantageous if the design and layout of the development was discussed with Officers of this Authority before the formal submission of an application.

Director of Housing and Planning Services
15-DEC-97 H06/0963/97

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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Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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(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.

Reason: The application was submitted in outline only.

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

approved scheme is implemented satisfactorily.

4 No part of any wall, hedge or fence shall, for a distance of 7 metres on each side of the access to plots 1 & 2, exceed 0.6 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

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.

5 Before the access serving the dwellings fronting Church Gate is commenced, 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.

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Reason: So that a motor vehicle may wait clear of the carriageway of the highway in the interests of the safety and convenience of traffic using Rectory Lane.

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Reason: In the interests of visual amenity.

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Reason: The site is of archaeological interest.

Is this OK?

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Reason: In the interests of visual and residential amenity and highway safety.

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.

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09-DEC-97 Checked SAS 10/12

Authorised to issue (inc Delegation) 12/12