FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H07/0244/95 Received:03-MAR-95 Type:OUTLINE

Name: Elgood & Sons Ltd
North Brink Brewery
Wisbech
Cambs

Agent: Maxey & Son
1-3 South Brink
Wisbech
Cambs

Description: Erection of dwellings

Location : Land North of The Red Lion Gedney Hill
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) 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 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.

4 No dwellings shall be constructed until such time as additional parking

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)

SOUTH HOLLAND DISTRICT COUNCIL

has been provided to the satisfaction of the Local Planning Authority to the rear of the public house (as indicated in green on the plan received on 15 March 1995) in accordance with details to be approved by the Local Planning Authority.

Reason: To ensure adequate car parking for the adjacent public house in the interests of highway safety.

5 Acoustic fencing to a height of 1.8 metre shall be provided to the satisfaction of the Local Planning Authority along the southern boundary of the site. Such fencing shall be provided before the occupation of the southernmost dwelling.

Reason: In the interests of residential amenity.

You are advised that the dwellings should, in terms of their design, massing and use of materials, reflect the character of cottage development similar to that immediately to the north of the site. They shall be designed to provide maximum sound attenuation in respect of noise emanating from the adjoining public house to the south.

Director of Housing and Planning Services
27-APR-95 H07/0244/95

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.

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

Reference: H07/0244/95 Received:03-MAR-95 Type:OUTLINE

Name: Elgood & Sons Ltd
North Brink Brewery
Wisbech
Cambs

Agent: Maxey & Son
1-3 South Brink
Wisbech
Cambs

Description: Erection of dwellings

Location : Land North of The Red Lion Gedney Hill
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.

Reason: The application was submitted in outline only.

3 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.

4 No dwellings shall be constructed until such time as additional parking

has been provided to the satisfaction of the Local Planning Authority to the rear of the public house (as indicated in green on the plan received on 15 March 1995) in accordance with details to be approved by the Local Planning Authority.

Reason: To ensure adequate car parking for the adjacent public house in the interests of highway safety.

5 ACOUSTIC FENCING TO A HEIGHT OF 1.8m SHALL BE PROVIDED TO THE SATISFACTION OF THE LPA ALONG THE SOUTHERN BOUNDARY OF THE SITE. SUCH FENCING SHALL BE PROVIDED BEFORE THE OCCUPATION OF THE SOUTHERNMOST DWELLING. *

You are advised that the dwellings should, in terms of their design, massing and use of materials, reflect the character of cottage development similar to that immediately to the north of the site. THEY SHALL BE DESIGNED TO PROVIDE MAXIMUM SOUND ATTENUATION IN RESPECT OF NOISE EMANATING FROM THE ADJOINING PUBLIC HOUSE TO THE SOUTH.

26-APR-95 AD check.....27/4..

Authorised to issue (inc Delegation).....

* REASON IN THE INTERESTS OF RESIDENTIAL AMENITY