SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H07/0893/96 Received:07-OCT-96 Type:OUTLINE

Name: Mr R W Bee & Mrs A R Brewster
23 Weston Road
Edith Weston
Oakham
Rutland Leics.

Agent: John Castley & Co
7 West End
Langtoft
Peterborough

Description: Residential development

Location : Land east & west of Eversley House, Mill Lane
Gedney Hill Spalding

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 Before the accesses are 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 Prior to the construction of any dwelling, a 1.5 metre wide footpath shall

MRS SALLY WALTHAM BA (Hons) FC.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

be provided along the whole of the site frontage in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe access for the residents of the approved properties alongside this 'B' road to allow them to stand clear of the carriageway in safety.

5 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

6 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.

7 The development shall be frontage development only.

Reason: In the interests of visual amenity.

8 Before the commencement of the construction of the dwellings, the existing buildings shall be demolished and the resultant rubble removed from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

9 No more than 8 dwellings shall be erected.

Reason: In the interests of visual and residential amenity.

Your attention is drawn to the fact that it is the expectation of this Authority that as the site lies near to a Listed Building, namely, The Mill, and at the extremity of the village, the design of the development should be of an appropriately high standard utilising the local building style and providing for sufficient space between the dwellings to impart a loose knit rural character to the development.

Your attention is drawn to the accompanying correspondence dated 25 March 1997 from John Castley & Co.

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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Director of Housing and Planning Services
15-APR-97 H07/0893/96

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.

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South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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Reason: The application was submitted in outline only.

X 3 Before the access is/are 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.

X 4 Prior to the construction of any dwelling a 1.5 metre wide footpath shall be

provided along the whole of the site frontage in accordance with details to be approved in writing by the Local Planning Authority.
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Is this OK?

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

7 The development shall be frontage development only.

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Reason: In the interests of visual and residential amenity.

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IMPACT

Is this OK?

07-APR-97 Checked ..... SNS 10/4

Authorised to issue (inc Delegation)..... 14/4

SN14 - BC Demolition

John - Did we ought to mention letter/details rec'd 26.3.97.

YOUR ATTENTION IS DRAWN TO THE ACCOMPANYING CORRESPONDENCE DATED 25/3/97 FROM JOHN CHRISTEY AND CO.

copy attached to s/a decision OK with JB

Town and Country Planning Act etc

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

7 The development shall be frontage development only.

Reason: In the interests of visual amenity.

8 Before the commencement of the construction of the dwellings the existing buildings shall be demolished and the resultant rubble removed from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential and visual amenity.

9 Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved in writing by the Local Planning Authority and the scheme as approved shall be fully implemented and completed before any [residential] unit hereby permitted is first occupied.

Reason: In the interests of residential and visual amenity.

10 No more than 8 dwellings shall be erected.

Reason: In the interests of visual and residential amenity.

Your attention is to the fact that it is the expectation of this Authority that as the site lies near to a Listed Building, namely, The Mill, and at the extremity of the village, the design of the development

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27-NOV-96 Checked .....

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