FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/1125/96 Received:20-DEC-96 Type:PERMISSION RENEWAL

Name: F C Congreve
Windy Ridge
Holbeach Drove
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of six dwellings and private access (renewal of application H07/1134/93)
Location : Off Hillgate Gedney Hill
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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 plot layout, 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 private vehicular accesses not fronting onto Hillgate.
(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 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.

5 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the attached plan (drawing no. FCC.1D dated 9 December 1996) shall be cleared of all obstructions exceeding 0.6 metres in height, and so maintained thereafter.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Hillgate.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

7 The proposed private drive shall be constructed and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter shall be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before any of the proposed dwellings are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

8 Before any development is commenced a scheme to provide screening along the common boundary(s) with the Cross Keys Public House shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect and completed before the dwellings abutting those boundaries are occupied.

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

9 The applicant shall submit to and have agreed in writing by the Local Planning Authority details of road/footway lighting and the approved scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before any of the dwellings are occupied.

Reason: In the interests of the amenities of future occupants of the proposed dwellings.

10 All excavations associated with the private drive/accesses and also service

SOUTH HOLLAND DISTRICT COUNCIL

trenches, which pass within the spread of the frontage trees, shall be dug by hand and care taken not to damage any tree roots whatsoever. In respect of the service trenches these shall be carefully back filled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the spread of the trees.

Reason: To safeguard the trees during development.

The applicant is reminded that plot layout is a "Reserved Matter". Any application for Reserved Matters should also include comprehensive planting, especially along the boundaries.

The applicant is informed that the Chestnut trees along the sites frontage are the subject of Gedney Hill Tree Preservation Order No. 1, 1984. As such, written consent will be required from the Local Planning Authority for any works carried out to them and this is unlikely to be given unless the trees are dying/dangerous.

Due to the sites proximity to the Cross Keys Public House, it is recommended that the dwellings immediately abutting the premises are appropriately designed (eg. noise sensitive rooms located away from the public house) and screened to mitigate any potential impact.

In accordance with the provisions of the Lincolnshire Design Guide for Residential Areas the development shall provide for a high degree of visual interest in terms of layout and design of individual dwellings. Provision shall also be made in terms of the planting of trees and shrubs sufficient to enable the development to be satisfactorily integrated into the surrounding landscape.

Director of Housing and Planning Services
11-MAR-97 H07/1125/96

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.

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)

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PLEASE KEEP IN FILE

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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 plot layout, 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 private vehicular accesses not fronting onto Hillgate.
(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.

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)

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

4 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.

5 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the attached plan (drawing no. FCC.1D dated ~~9 May 1994~~) shall be cleared of all obstructions exceeding 0.6 metres in height, and so maintained thereafter.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Hillgate.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

7 The proposed private drive shall be constructed and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences and thereafter shall be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before any of the proposed dwellings are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

8 Before any development is commenced a scheme to provide screening along the common boundary(s) with the Cross Keys Public House shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect and completed before the dwellings abutting those boundaries are occupied.

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

9 The applicant shall submit to and have agreed in writing by the Local Planning Authority details of road/footway lighting and the approved scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before any of the dwellings are occupied.

Reason: In the interests of the amenities of future occupants of the proposed dwellings.

10 All excavations associated with the private drive/accesses and also service

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H07/1125/96 Received:20-DEC-96 Type:PERMISSION RENEWAL

Name: F C Congreve
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Location : Off Hillgate, Gedney Hill
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South Holland District Council hereby give notice
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on the following condition(s):

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(a) the expiration of five years from the date of this permission.
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(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.

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

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Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

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Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

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

9 The applicant shall submit to and ~~agree with~~ the Local Planning Authority details of road/footway lighting and the approved scheme shall be implemented before any of the dwellings are occupied.

Reason: In the interests of the amenities of future occupants of the proposed dwellings.

10 All excavations associated with the private drive/accesses and also service trenches, which pass within the spread of the frontage trees, shall be dug

by hand and care taken not to damage any tree roots whatsoever. In respect of the service trenches these shall be carefully back filled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the spread of the trees.

Reason: To safeguard the trees during development.

The applicant is reminded that plot layout is a "Reserved Matter". Any application for Reserved Matters should also include comprehensive planting, especially along the boundaries.

The applicant is informed that the Chestnut trees along the sites frontage are the subject of Gedney Hill Tree Preservation Order No. 1, 1984. As such, written consent will be required from the Local Planning Authority for any works carried out to them and this is unlikely to be given unless the trees are dying/dangerous.

Due to the sites proximity to the Cross Keys Public House, it is recommended that the dwellings immediately abutting the premises are appropriately designed (eg. noise sensitive rooms located away from the public house) and screened to mitigate any potential impact.

24-FEB-97 Checked ..... 26/2...

Authorised to issue (inc Delegation)..... 27/2.

In accordance with the provisions of the Lincolnshire Design Guide for residential areas The development shall provide for a high degree of visual interest in terms of layout and design of individual dwellings. Provision shall also be made in terms of ~~the layout for open spaces and~~ the planting of trees and shrubs sufficient to enable the development to be satisfactorily integrated into the surrounding landscape.

SOUTH HOLLAND DISTRICT COUNCIL

trenches, which pass within the spread of the frontage trees, shall be dug by hand and care taken not to damage any tree roots whatsoever. In respect of the service trenches these shall be carefully back filled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the spread of the trees.

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Director of Housing and Planning Services
11-MAR-97 H07/1125/96

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MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

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