

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0395/98

Received: 14-APR-98 Type: PERMISSION RENEWAL

Name: The Crown Estate Commissioners Agent: Carter Jonas
16 Carlton House Terrace 6-8 Hills Road
London Cambridge
SW1Y 5AH CB2 1NH

Description: Erection of six detached executive homes (renewal of application H09/1062/94)

Location : Crown Lodge, Roman Bank Holbeach Clough
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 the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) 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 commencement of development, the access to the site shall be provided (including visibility splays) to the reasonable satisfaction of the Local Planning Authority as shown on the submitted plan (CBN 3134/2B) received on 6th March 1995.

Reason: To enable vehicles to enter and leave the site safely.

- 4 Before the commencement of development, details of the construction of the proposed access drive, including surfacing, drainage, gradient and means by which the surface root spread of the adjacent trees is to be

protected, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 5 The access shall, from the adjoining carriageway edge, be suitably constructed in accordance with the details approved by the Local Planning Authority.

Reason: In the interests of highway safety.

- 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 Any direct access from a dwelling onto Roman Bank shall be provided with a turning facility, details of which shall have previously been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of road safety.

- 8 Before the permitted access is commenced to be used the existing access between the site and Roman Bank Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

- 9 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

- 10 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 ten 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.

- 11 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, 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 before the buildings hereby permitted are brought into use. Such scheme shall

provide for adequate screen fencing on the common boundary of the site with adjacent residential properties.

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

- 12 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.

- 13 Prior to development being commenced, all trees being retained on the site shall, where possible, be either fenced off at least one metre beyond the spread of such trees or alternatively 2 metres beyond their bole by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. 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.

- 14 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.

- 15 The dwellings shall be of a design and construction in terms of massing and materials which is in keeping with the rural locality.

Reason: In the interests of visual amenity.

- 16 Before the occupation of any of the dwellings (except that fronting Roman Bank) a scheme for adequately lighting the access drive shall be submitted to and approved in writing by the Local Planning Authority and implemented to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the letter and plans received by the Local Planning Authority on 6 March 1995.

Your attention is drawn to the expectation of the Local Planning Authority that the layout of the development and the design of the individual

dwellings shall accord with the advice contained in the Lincolnshire Design Guide for residential areas, which the Local Planning Authority has adopted as policy.

Director of Housing and Planning Services
15-JUN-98 H09/0395/98

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

DRAFT PERMISSION

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16 Carlton House Terrace 6-8 Hills Road
London Cambridge
SW1Y 5AH CB2 1NH

Description: Erection of six detached executive homes (renewal of application H09/1062/94)

Location : Crown Lodge, Roman Bank Holbeach Clough
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;
 - X (2) ~~The siting and design of any vehicular access to a road;~~
 - X (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 commencement of development, the access to the site shall be provided (including visibility splays) to the reasonable satisfaction of the Local Planning Authority as shown on the submitted plan (CBN 3134/2B) received on 6th March 1995.

Reason: To enable vehicles to enter and leave the site safely.

- 4 ~~Before the commencement of development, details shall be submitted to the Local Planning Authority of the construction of the proposed access drive,~~

including surfacing, drainage, gradient and means by which the surface root spread of the adjacent trees is to be protected, *shall be submitted to and approved in writing by the L.P.A.*

Reason: In the interests of visual amenity.

- 5 The access shall, from the adjoining carriageway edge, be suitably constructed in accordance with the details approved by the Local Planning Authority.

Reason: In the interests of highway safety.

- 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 Any direct access from a dwelling onto Roman Bank shall be provided with a turning facility, details of which shall have previously been approved by the Local Planning Authority. *submitted to and in writing*

Reason: In the interests of road safety.

- 8 Before the permitted ^{Roman bank} access is commenced to be used the existing access between the site and ~~XXXXXXXXXXXXXX~~ Road shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

- 9 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

- 10 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 ten 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.

- 11 Before any development is ^{in writing} commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the buildings hereby permitted ~~is~~ brought into use. *Such scheme shall provide for adequate screen fencing on the common boundary of the site with adjacent residential properties.*

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

- X 12 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.

- X 13 Prior to development being commenced, all trees being retained on the site shall, where possible, be either fenced off at least one metre beyond the spread of such trees or, alternatively, 2 metres beyond their bole, by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. 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.

- 14 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.

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Reason: In the interests of visual amenity.

- 16 Before the occupation of any of the dwellings (except that fronting Roman Bank) a scheme for adequately lighting the access drive shall be submitted to and approved in writing by the Local Planning Authority and implemented to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the ~~amended details~~ ^{letter and plans} received by the Local Planning Authority on 6 Mar 1992.

Your attention is drawn to the expectation of the Local Planning Authority that the layout of the development and the design of the individual dwellings shall accord with the advice contained in the Lincolnshire Design Guide for residential areas, which the Local Planning Authority has adopted as policy.

12-JUN-98

Checked *ef n/b*.....

Authorised to issue (inc Delegation).....*ef n/b*.....