SALLY WALTHAM
BA (Hons) F.C.I.H.
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0396/99 Received: 21-APR-99 Type: PERMISSION RENEWAL

Name: Messrs H & S A Goodley
Star Cross Farm
Star Cross
Holbeach
Spalding, Lincs

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Residential development with frontage plots (renewal of H09/0703/96)

Location : Pt OS 4022, Star Lane Holbeach Bank
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 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;

Reason: The application was submitted in outline only.

3 No development shall be commenced until detailed plans showing the provision of a footway set back from the carriageway behind a verge, together with details of footway lighting, have been submitted to and approved in writing by the Local Planning Authority.

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Reason: To provide safe and adequate passage on foot for residents and their visitors.

4 No dwelling shall be occupied until the footway has been constructed in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for residents and their visitors.

5 Before any development is commenced, a scheme of landscaping and tree planting for the whole of 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: To ensure a satisfactory landscaping scheme in the interests of the visual amenities of the locality.

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 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.

7 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.

The site is considered suitable for frontage development only in accordance with the approved planning policy of Holbeach Clough and Holbeach Bank. Although a gap has been reserved on the approved plans for a "possible future estate road", it should not be assumed that planning permission will be forthcoming in the future for residential development at the rear.

The site is located in an exposed rural location. Consequently, in accordance with the provisions of the Lincolnshire Design Guide the development should consist of varying plot widths and dwelling types (which should be sensitively designed). The landscaping scheme should make provision for a frontage hedge of native species (eg. Hawthorn), and it is considered that the implementation of a comprehensive tree planting scheme is essential.

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The applicant is informed that consent will be required to gain access over the frontage drain which is outside the site to which this permission relates.

Director of Housing and Planning Services
16 JUN 1999

H09/0396/99

This decision refers only to that required for the purposes of the Town and Country Planning Acts 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

Reference H09/0396/99 Received: 21-APR-99 Type: PERMISSION RENEWAL

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Star Cross Farm
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Lincs

Description: Residential development with frontage plots (renewal of H09/0703/96)

Location : Pt OS 4022, Star Lane Holbeach Bank
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,
X (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.

X 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;

Reason: The application was submitted in outline only.

3 No development shall be commenced until detailed plans showing the provision of a footway set back from the carriageway behind a verge, together with details of footway lighting, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for residents and their visitors.

4 No dwelling shall be occupied until the footway has been constructed in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for residents and their visitors.

5 Before any development is commenced, a scheme of landscaping and tree planting for the whole of 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: To ensure a satisfactory landscaping scheme in the interests of the visual amenities of the locality.

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 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.

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Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

The site is considered suitable for frontage development only in accordance with the approved planning policy of Holbeach Clough and Holbeach Bank. Although a gap has been reserved on the approved plans for a "possible future estate road", it should not be assumed that planning permission will be forthcoming in the future for residential development at the rear.

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The applicant is informed that consent will be required to gain access over the frontage drain which is outside the site to which this permission relates.

Director of Housing and Planning Services
15 JUN 1999

H09/0396/99

SAS 16/6
LNS 17/6/99.

On terminal date