FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0963/98 Received:23-NOV-98 Type:OUTLINE

Name: The Crown Estate Commissioners
16 Carlton House Terrace
London
SW1Y 5AH

Agent: Carter Jonas
6-8 Hills Road
Cambridge
CB2 1NH

Description: Residential Development

Location : Off St Marks Road Holbeach St Marks
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) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.
Such landscaping shall provide for a 10 metre wide belt of trees along the entire length of the northern boundary of the site.

Reason: The application was submitted in outline only.

3 Before the commencement of development the visibility splays (214 metres x 90 metres) as shown on the submitted drawings shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

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)

4 Before any development is commenced the written approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

6 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

7 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

8 The approved scheme of landscaping and/or screening shall be carried out

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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.

9 The layout of the proposed estate shall provide for public open space, in addition to space required for estate roads, footpaths and visibility splays, of a minimum of 7.5% of the gross site area.

Reason: In the interests of the amenity of residents of the proposed estate.

10 The development hereby approved shall provide for a mix of dwelling types sufficient to enable a high degree of visual interest and variety to be achieved in terms of the layout of the development and the design of the individual dwellings themselves. The layout shall also provide for a provision of roads and arrangement of public open space to enable the requisite degree of visual interest and variety to be obtained.

Reason: In the interests of visual and residential amenity.

11 Before the commencement of the use of the access, the existing field access to the east shall be permanently stopped up to the reasonable satisfaction of the Local Planning Authority.

Reason: To define the terms of the permission and in the interests of highway safety.

12 The disposal of foul sewage shall be by means of a package treatment plant and the disposal of roof and yard surface water from the site shall be by way of the private water course to the north of the site (shown in yellow on the accompanying plan).

Reason: To ensure a satisfactory form of development.

You are advised that it is the expectation of this Authority that the development in terms of layout and in the design of the individual dwellings shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas, which the Authority has adopted as policy.

You are also advised that it is the expectation of this Authority that the landscaping of the site and the provision of open space should protect and safeguard the setting of the adjacent church (St Marks Church) and also the War Memorial.

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SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
22-FEB-99 H09/0963/98

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Agent: Carter Jonas
6-8 Hills Road
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Description: Residential Development

Location : Off St Marks Road Holbeach St Marks
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) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.
Such landscaping shall provide for a 10 metre wide belt of trees along the entire length of the northern boundary of the site.

Reason: The application was submitted in outline only.

3 Before the commencement of development the visibility splays (214 metres x 90 metres) as shown on the submitted drawings shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

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(i) a specification of the type of construction proposed for roads and/or footways;
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(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

6 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

7 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

8 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: In the interests of visual and residential amenity.

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Reason: To define the terms of the permission and in the interests of highway safety.

12 The disposal of foul sewage shall be by means of a package treatment plant and the disposal of roof and yard surface water from the site shall be by way of the private water course to the north of the site (shown in yellow on the accompanying plan).

Reason:—— TO ENSURE A SATISFACTORY FORM OF DEVELOPMENT

You are advised that it is the expectation of this Authority that the development in terms of layout and in the design of the individual dwellings shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas, which the Authority has adopted as policy.

You are also advised that it is the expectation of this Authority that the landscaping of the site and the provision of open space should protect and safeguard the setting of the adjacent church (St Marks Church) and also the War Memorial.

22-FEB-99

Checked ✓ 22/2

Authorised to issue (inc Delegation) 22/2