

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/1051/98

Received: 23-OCT-98 Type: OUTLINE

Name: Mr & Mrs C Marston
 59 Low Lane
 Holbeach
 Spalding
 Lincs

Agent: Cooper Architectural Design
 Hocklesgate
 Fleet
 Spalding
 Lincs

Description: Residential development (three single storey dwellings), incl. means of access and landscaping.

Location : Low Lane Holbeach
 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;

Reason: The application was submitted in outline only.

- 3 No trees 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.

- 4 The existing hedge shall be retained at a height of at least 1.8 metres along the northern boundary of the site and in the event of the existing hedge dying, it shall be replaced within 6 months by a species to be agreed in writing by the Local Planning Authority. Such replanting shall be maintained by the owner or owners of the land on which it is situated

for a period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.

Reason: In the interests of visual amenity.

- 5 Before any dwelling is occupied an acoustic fence shall be erected in it's entirety along the northern boundary of the site in accordance with the details accompanying the application.

Reason: To protect future occupiers from noise generated by traffic using the A17 Trunk Road.

- 6 The design and layout of the dwellings shall afford satisfactory protection against road traffic noise generated by vehicles using the A17 Trunk Road.

Reason: In the interests of the residential amenities of future occupiers.

- 7 Before development is commenced details of noise insulation measures to be installed within the dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such measures as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of the dwelling to which they relate.

Reason: To protect future occupants from noise generated by traffic using the A17 Trunk Road.

- 8 Before the accesses are commenced to be used, provision shall be made within each plot, to the reasonable 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.

- 9 Before development is commenced a scheme to provide lighting in respect of the private drive shall be submitted to and approved in writing by the Local Planning Authority. It shall thereafter be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of any dwelling.

Reason: In the interests of the residential amenities of future occupants of the dwellings

- 10 Before development is commenced details of screening along the eastern, southern and western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of any dwelling.

Reason: In the interests of the amenities of the locality

Director of Housing and Planning Services
17-DEC-98 H09/1051/98

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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Agent: Cooper Architectural Design
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Description: Residential development (three single storey dwellings), incl. means of access and landscaping.

Location : Low Lane Holbeach
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) The siting and design of any vehicular access to a road;~~

Reason: The application was submitted in outline only.

- 3 No trees 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.

- 4 The existing hedge shall be retained at a height of at least 1.8 metres along the northern boundary of the site and in the event of the existing hedge dying, it shall be replaced within 6 months by a species to be agreed in writing by the Local Planning Authority. Such replanting shall

be maintained by the owner or owners of the land on which it is situated for a period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.

Reason: In the interests of visual amenity.

- 5 Before any dwelling is occupied an acoustic fence shall be erected in its entirety along the northern boundary of the site in accordance with the details accompanying the application.

Reason: To protect future occupiers from noise generated by traffic using the A17 Trunk Road.

- 6 The design and layout of the dwellings shall afford satisfactory protection against road traffic noise generated by vehicles using the A17 Trunk Road.

Reason: In the interests of the residential amenities of future occupiers.

- 7 Before development is commenced details of noise insulation measures to be installed within the dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such measures as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of the dwelling to which they relate.

Reason: To protect future occupants from noise generated by traffic using the A17 Trunk Road.

- 8 Before the accesses are commenced to be used, provision shall be made within each plot, to the reasonable 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.

- 9 Before development is commenced a scheme to provide lighting in respect of the private drives shall be submitted to and approved in writing by the Local Planning Authority. It shall thereafter be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of any dwelling.

Reason: ~~To ensure a satisfactory development.~~ In the interests of the residential amenities of future occupants of the dwellings.

- 10 Before development is commenced details of screening along the eastern, southern and western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of any dwelling.

Reason: In the interests of the amenities of the locality

16-DEC-98

Checked ✓ 1.12/12... D.G. 11/12.

Authorised to issue (inc Delegation)..... J. 11/12