SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0112/97 Received:31-JAN-97 Type:FULL

Name: Mr P A Gooch
4 Ash Close
Holbeach
Spalding
Lincs PE12 7JW

Agent: Poddingtons
44 Double Street
Spalding
Lincs
PE11 2AB

Description: Convert former Primary/Infant School to 6 residential units & erect four dwellings incl. access, parking & carriageway
Location : Former Primary School Off Market Street/Bull Lane Long Sutton Spalding

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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the vehicular accesses are 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.

3 The accesses onto Bull Lane shall incorporate 45 degree splays on both sides from a point 3 metres back from the adjoining carriageway edge.

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.

4 There shall be no means of vehicular access to the permitted buildings from Market Street.

Reason: In the interests of road safety.

5 Before the occupation of the dwellings on plots 2 and 3, details of adequate noise attenuation measures in terms of the fenestration of those dwellings shall be submitted to and approved in writing by the Local Planning Authority and undertaken to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

6 The 1.8 metre high close boarded fence to be erected along the northern boundary of the site shall be constructed of timber of a density of 12 kilogrammes per metre squared, to the reasonable satisfaction of the Local Planning Authority and shall be erected prior to the occupation of the dwellings on plots 2 and 3.

Reason: In the interests of residential amenity.

7 Prior to the commencement of development, all trees being retained on the site shall be fenced off in a manner and at a distance from the boles of the individual trees to be approved in writing by the Local Planning Authority. Such fencing shall be of a minimum height of 1200mm and shall consist of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. The fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and the building work ceases.

Reason: To safeguard the trees during development.

8 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.

9 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

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 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.

11 Prior to the occupation of the individual dwellings, the curtilage of screen walling in respect of those dwellings shall be erected to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

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)

SOUTH HOLLAND DISTRICT COUNCIL

12 Prior to the occupation of the dwellings on plots 1 and 2, that part of the 1.8 metre high close boarded timber fence on the southern boundary which relates to the individual plots shall be erected to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

13 Prior to the occupation of any of the dwellings, a scheme of lighting in respect of the access shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of security, amenity and highway safety.

14 Before the occupation of the dwellings on plots 1 and 4, the metal railings along their respective frontage with Bull Lane shall be installed to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

15 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of residential amenity.

16 Before the commencement of development and notwithstanding the details of facing bricks submitted with the application, details of the proposed facing bricks and coping bricks for walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: Insufficient details have been submitted with regard to the proposed facing bricks and coping bricks.

17 The development shall be undertaken strictly in accordance with the approved plans.

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

18 Before any of the units of accommodation within the Listed Building (Primary and Infant School) is occupied, the buildings shown to be demolished on the approved plans shall be demolished and the resultant rubble removed from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

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)

SOUTH HOLLAND DISTRICT COUNCIL

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 25 February 1997, 1 April 1997 and 17 April 1997.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
16-MAY-97 H11/0112/97

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)

Town and Country Planning Act etc

DRAFT PERMISSION

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Name: Mr P A Gooch
4 Ash Close
Holbeach
Spalding
Lincs PE12 7JW

Agent: Poddingtons
44 Double Street
Spalding
Lincs
PE11 2AB

Is description sufficient? AMENDED NOW OK. MJ 2.4.97

Description: Convert former Primary/Infant School to 6 residential units & erect four dwellings incl. access, parking & carriageway
Location : Former Primary School Off Market Street/Bull Lane
Long Sutton Spalding

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Is there more than 1 access?

2 Before the vehicular accesses are 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.

Is this correct? MJ 2/4/97

3 The accesses onto Bull Lane shall incorporate 45 degree splays on both sides from a point 3 metres back from the adjoining carriageway edge.

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.

2 X OK.

4 There shall be no means of vehicular access to the permitted buildings from Market Street.

Reason: In the interests of road safety.

XX

5 Before the occupation of the dwellings on plots 2 and 3, details of adequate noise attenuation measures in terms of the fenestration of those dwellings shall be submitted to and ~~agreed~~ approved in writing by the LPA and undertaken to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

6 The 1.8 metre high close boarded fence to be erected along the northern

boundary of the site shall be constructed of timber of a density of 12 kilogrammes per metre squared, to the reasonable satisfaction of the Local Planning Authority and shall be erected prior to the occupation of the dwellings on plots 2 and 3.

Reason: In the interests of residential amenity.

7 Prior to the commencement of development, all trees being retained on the site shall be fenced off in a manner and at a distance from the boles of the individual trees to be ~~agreed~~ approved in writing ~~with~~ by the Local Planning Authority. Such fencing shall be of a minimum height of 1200mm and shall consist of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. The fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and the building work ceases.

Is this Correct? yes. 21/4

Reason: To safeguard the trees during development.

8 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.

9 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

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 five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Is this Correct? 21/4

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

11 Prior to the occupation of the individual dwellings, the curtilage of screen walling in respect of those dwellings shall be erected to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

12 Prior to the occupation of the dwellings on plots 1 and 2, that part of the 1.8 metre high close boarded timber fence on the southern boundary which relates to ~~the~~ individual plots shall be erected to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

13 Prior to the occupation of any of the dwellings, a scheme of lighting in respect of the access shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and ~~agreed~~ approved in writing by the Local Planning Authority.

Reason: In the interests of security, amenity and highway safety.

14 Before the occupation of the dwellings on plots 1 and 4, the metal railings along their respective frontage with Bull Lane shall be installed to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

15 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of residential amenity.

16 Before the commencement of development and notwithstanding the details of facing bricks submitted with the application, details of the proposed ~~agreed~~ approved facing bricks and coping bricks for walls shall be submitted to and ~~agreed~~ in writing by the Local Planning Authority.

Reason: Insufficient details have been submitted with regard to the proposed facing bricks and coping bricks.

17 The development shall be undertaken strictly in accordance with the approved plans.

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

18 Before any of the units of accommodation within the Listed Building (Primary and Infant Schools) is occupied, the buildings shown to be demolished on the approved plans shall be demolished and the resultant rubble removed from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

JB. Do you want specific dwg. nos, No. 21/4.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on ~~10 March 1997~~ 21st Feb, and 17 April 1997 ← 1 Apr.
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

17-APR-97 Checked .... SNS 18/4

Authorised to issue (inc Delegation)..... JJ 21/4

~~Awaiting Amended plans.~~

~~SNS 7.7.97~~

John - There are plans dated 25.2.97 & Amended plans date 1.4.97 are these relevant to include in ? SN1 YS 21/4/97.

X Please confirm

? SN5 - Change of use? No

& X SN14 - BC Demolition? YS 21/4/97