SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/0152/99 Received: 22-MAR-99 Type: OUTLINE

Name: Mrs C M Coleman
Seagate Road
Long Sutton
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development (means of access committed)

Location : Seagate Road Long Sutton
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:

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) 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 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

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HOUSING & PLANNING
SERVICES DEPARTMENT

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.

4 Before any development is commenced, a scheme to provide screening (including details of height, design, materials and position) on the northern and eastern boundaries shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be put into effect before any dwelling hereby permitted is brought into use.

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

5 Before any dwelling is commenced, details of the layout and construction of the private drive shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate facilites for safe entry and exit of vehicles calling at the site in the interests of road safety.

6 Before the private drive is commenced, a visibility splay 2 metres x 80 metres shall be provided to the south of the access. Such a splay shall be cleared of all obstructions over 0.6 metres in height, above the adjoining carriageway level, and so maintained thereafter.

Reason: To ensure the provision of adequate facilites for safe entry and exit of vehicles calling at the site in the interests of road safety.

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 applicant is advised that permission has been granted substantially in accordance with the details shown on the 1:1250 plan accompanying the application.

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HOUSING & PLANNING SERVICES DEPARTMENT

Your attention is drawn to the fact that this Authority has adopted as policy. The Lincolnshire Design Guide for Residential Areas and there is therefore an expectation that the design and layout of the development should be of an appropriate high standard. You are advised, therefore, that it would be advantageous if the design and layout of the development was discussed with Officers of this Authority before the formal submission of an application.

The landscaping scheme should include an indigenous hedge and significant tree planting along the southern bounday to soften the effect of the development when viewed from open countryside.

Director of Housing and Planning Services
22 JUN 1999

H11/0152/99

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 H11/0152/99 Received: 22-MAR-99 Type: OUTLINE

Name: Mrs C M Coleman
Seagate Road
Long Sutton
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development ~~(including details of access)~~ (means of access committed)

Location : Seagate Road Long Sutton
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 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;~~
(2) ~~(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 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.

4 Before any development is commenced, a scheme to provide screening (including details of height, design, materials and position) on the northern and eastern boundaries shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be put into effect before any dwelling hereby permitted is brought into use.

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

5 Before any dwelling is commenced, details of the layout and construction of the private drive shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate facilites for safe entry and exit of vehicles calling at the site in the interests of road safety.

6 Before the private drive is commenced, a visibility splay 2 metres x 80 metres shall be provided to the south of the access. Such a splay shall be cleared of all obstructions over 0.6 metres in height, above the adjoining carriageway level, and so maintained thereafter.

Reason: To ensure the provision of adequate facilites for safe entry and exit of vehicles calling at the site in the interests of road safety.

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.

NOTE.

The applicant is advised that permission has been granted ~~subsequently~~ substantially in accordance with the details shown on the 1:1250 plan accompanying the application.

Your attention is drawn to the fact that this Authority has adopted as policy the Lincolnshire Design Guide for Residential Areas and there is therefore an expectation that the design and layout of the development should be of an appropriate high standard. You are advised, therefore, that it would be advantageous if the design and layout of the development was discussed with Officers of this Authority before the formal submission of an application.

The landscaping scheme should include an indigenous hedge and significant tree planting along the southern bounday to soften the effect of the development when viewed from open countryside.

Director of Housing and Planning Services
17 JUN 1999

H11/0152/99

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16/6/99.