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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/0192/99 Received: 14-APR-99 Type: OUTLINE

Name: Associated Funeral Directors
Plantsbrook House
The Parade
Sutton Coldfield
West Midlands

Agent: Brian Walsgrove
3a Low Road
Drayton
Norwich
NR8 6AA

Description: Demolition of existing Chapel & redevelop to provide two residential building plots, incl siting & means of access.

Location : 37-41 Market Street 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 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 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:-
(i) Details of position, species and planting height of any new planting;
(ii) Details of which of the existing trees/hedges are to be retained or removed.

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Reason: In the interests of the visual amenities of the locality.

4 Before development is commenced details of surfacing of the vehicular accesses shall be submitted to and approved in writing by the Local Planning Authority. The accesses shall thereafter be surfaced in accordance with the approved details prior to occupation of any new dwelling to which they relate.

Reason: To ensure a satisfactory development, in the interests of highway safety and the amenities of future occupiers.

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

6 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

The site adjoins Long Sutton Conservation Area. Consequently, the new dwelling fronting Market Street in particular should be designed to ensure it preserves/enhances the character and/or appearance of the area.

The dwellings should be designed and screened having regard to the site's proximity to an existing commercial garage to the south east.

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.

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Director of Housing and Planning Services
01 JUL 1999

H11/0192/99

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

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The Parade
Sutton Coldfield
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Agent: Brian Walsgrove
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NR8 6AA

Description: Demolition of existing Chapel & redevelop to provide two residential building plots, incl siting & means of access.

Location : 37-41 Market Street 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,

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.

2 X 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:

Y(1) Detailed drawings to a scale of not less than 1/100 showing the 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 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:-

(i) Details of position, species and planting height of any new planting;
(ii) Details of which of the existing trees/hedges are to be retained or removed.

Reason: In the interests of the visual amenities of the locality.

4 Before development is commenced details of surfacing of the vehicular accesses shall be submitted to and approved in writing by the Local Planning Authority. The accesses shall thereafter be surfaced in accordance with the approved details prior to occupation of any new dwelling to which they relate.

Reason: To ensure a satisfactory development, in the interests of highway safety and the amenities of future occupiers.

5 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.

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Director of Housing and Planning Services
29 JUN 1999

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