SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/0437/96 Received:13-MAY-96 Type:OUTLINE

Name: Pubmaster Ltd
26/27 Bedford Square
London

Agent: Les Brown Associates
4 Church Street
Old Catton
Norwich
NR6 7DS

Description: Erection of four houses and alterations to car park

Location : The Plough, Roman Bank 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 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 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 adequate landscaping along the boundary of the site with the adjacent recreation ground and the area shown in yellow on the accompanying plan.

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

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)

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

4 Before the dwellings are commenced to be constructed the existing access shall be improved, as shown on the submitted plan (Drawing No 146 01A) including making the first 10m level with the adjoining carriageway edge and constructing the access up to and including the access into the car park, in a hardened surface in accordance with details to be approved in writing by the Local Planning Authority.

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.

5 Before the dwellings are occupied the public house car park shall be laid out to the reasonable satisfaction of the Local Planning Authority in accordance with the details shown on the submitted plan (Drawing No. 146 01A). The pub car park shall be surfaced with materials to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and residential amenity.

6 Before the dwellings are occupied, a scheme of lighting for the access drive and car park, including any security lighting, shall be submitted to and approved in writing by the Local Planning Authority and implemented and made operational to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

7 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and 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 A 1.8m acoustic wooden fence, details of which shall be submitted to and approved in writing by the Local Planning Authority, shall be erected

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

to the reasonable satisfaction of the Local Planning Authority in the position shown in green on the attached plan prior to the occupation of any of the dwellings.

Reason: In the interests of residential amenity.

10 The dwellings shall be designed to ensure minimal risk of noise disturbance to the occupants of those dwellings from the adjoining public house premises and car park.

Reason: In the interests of residential amenity.

11 No development shall commence until remedial works have been undertaken to the trees shown in brown on the attached plan in accordance with a schedule of works to be previously approved in writing by the Local Planning Authority. Such work shall ensure that the continued well being of the trees is rendered as compatible as possible with the approved development.

Reason: To define the terms of the permission and to minimise the risk to the trees (some of which are protected by TPO No. 17, 1991 Long Sutton) from the development and vice versa, in the interests of visual and residential amenity.

12 The land shown in yellow on the attached plan shall be retained as open space. It shall not be used at any time for the parking of vehicles servicing the public house or for the parking of vehciles of customers or patrons of the public house and before the public house car park is brought into use, details shall be submitted to and approved in writing by the Local Planning Authority of measures to prevent vehicles entering the open space shown in yellow to use it for parking purposes.

Reason: In the interests of residential and visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 146 01A) received by the Local Planning Authority on 19 September 1996.

Director of Housing and Planning Services
16-OCT-96 H1170437/96

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

Reference: H11/0437/96 Received:13-MAY-96 Type:OUTLINE

Name: Pubmaster Ltd
26/27 Bedford Square
London

Agent: Les Brown Associates
4 Church Street
Old Catton
Norwich
NR6 7DS

Description: Erection of four houses and alterations to car park

Location : The Plough, Roman Bank 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 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;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs, such landscaping shall provide etc. (see reconsidered draft)

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 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.

4 Before the dwellings are commenced to be constructed the existing access shall be improved, as shown on the submitted plan (Drawing No 146 01A) including making the first 10m level with the adjoining carriageway edge and constructing the access up to and including the access into the car park, in a hardened surface in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate facilities for safe ~~ingress~~ ENTRY and ~~egress~~ EXIT of vehicles calling at the site in the interests of road safety.

5 Before the dwellings are occupied the public house car park shall be laid out to the reasonable satisfaction of the Local Planning Authority in accordance with the details shown on the submitted plan (Drawing No. 146 01A). The pub car park shall be surfaced with materials to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and residential amenity.

6 Before the dwellings are occupied, a scheme of lighting for the access drive and car park, including any security lighting, shall be submitted to and approved in writing by the Local Planning Authority and implemented and made operational to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

7 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and 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 A 1.8m acoustic wooden fence, details of which shall be submitted to and approved in writing by the Local Planning Authority, in the position shown in green on the attached plan prior to the occupation of any of the dwellings.

shall be erected to the reasonable satisfaction of the LPA

Reason: In the interests of residential amenity.

10 The dwellings shall be designed to ensure minimal risk of noise disturbance to the occupants of those dwellings from the adjoining public house premises and car park.

Reason: In the interests of residential amenity.

11 No development shall commence until remedial works have been undertaken to the trees shown in brown on the attached plan in accordance with a schedule of works to be previously approved by the Local Planning Authority. Such work shall ensure that the continued well being of the trees is rendered as compatible as possible with the approved development.

Reason: To define the terms of the permission and to minimise the risk to the trees (some of which are protected by TPO No 17, 1991 Long Sutton) from the development and vice versa, in the interests of visual and residential amenity.

12 The land shown in yellow on the attached plan shall be retained as open space. It shall not be used at any time for the parking of vehicles servicing the public house or for the parking of vehciles of customers or patrons of the public house and before the public house car park is brought into use, details shall be submitted to and approved in writing by the Local Planning Authority of measures to prevent vehicles ~~enclosing~~ entering the open space shown in yellow to use it for parking purposes.

Reason: In the interests of residential and visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended plan received on 19 September 1996 by the Local Planning Authority.

11-OCT-96

Checked .....

Authorised to issue (inc Delegation).....