Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/0455/03 Received: 09-APR-03 Type: OUTLINE

Name: Mr R Hillard
Bridge Road
Long Sutton
Spalding
Lincs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erection of replacement dwelling including demolition of existing bungalow

Location : Bridge Road Long Sutton

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) 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.

Reason: The application was submitted in outline only.

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3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

5 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.

6 Within a period of 1 month of the date of first occupation of the dwelling hereby approved, the existing bungalow, 26 Bridge Road, shall be demolished and the rubble removed from the site.

Reason: To prevent an additional dwelling being created contrary to Development Plan policy.

7 Details of the proposed surface treatment of the existing bungalow site, following demolition, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented.

Reason: To safeguard the amenities of the surrounding area.

8 Prior to the commencement of any part of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide frontage footway. The works as approved shall be completed prior to the occupation of the dwelling.

Reason: To ensure the provision of safe and adequate means of pedestrian access to the dwelling

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for residents and their visitors.

Note(s):

The determined plans are:
Dwg no. 771902/1 received on 9 Apr 03.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The Environment Agency has objected to the proposal given the absence of a Flood Risk Assessment (FRA) under the provisions of Planning Policy Guidance Note No. 25 'Development and Flood Risk', July 2001. However, you are advised that this Council published a Strategic Flood Risk Assessment (SFRA) in February 2003 which shows the application site to be within an area adequately defended by existing Drainage Board systems. The Council is therefore satisfied that in this instance planning permission can be approved without the requirement of a Flood Risk Assessment. The Environment Agency has been notified of this decision.

Details of the Council's SFRA are available at the Council Offices, Priory Road, Spalding or on the Council's web-site, www.sholland.gov.uk.

Head of Planning & Development
24 SEP 2003 H11/0455/03

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.

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DRAFT PERMISSION

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Agent: Status Design
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Holbeach
Spalding
Lincs PE12 7AP

Description: Erection of replacement dwelling including demolition of existing bungalow

Location : Bridge Road Long Sutton

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;
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Reason: To safeguard the amenities of the surrounding area.

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Head of Planning & Development
22 SEP 2003

H11/0455/03