SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0515/96 Received:03-JUN-96 Type:PERMISSION RENEWAL

Name: Cowpers Gate Development
c/o J H Proctor
Onslow Farm Office
3 Tydd Low Road, Long Sutton
Spalding Lincs PE12 9AR

Agent: Brown & Co.
18/19 Sheep Market
Spalding
Lincs

Description: Residential development (renewal of application H11/0896/93)
Location : Land at Cowpers Gate Long Sutton Spalding Lincs

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 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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 There shall be no direct access of any kind either vehicular or pedestrian between the site and the trunk road.

Reason: To ensure that access arrangements of an indirect nature are provided between the site and the trunk road via an established site road junction in the interests of trunk road safety.

4 A continuous and minimum of 1.5 metre high solid fence, wall or other barrier shall be erected along the whole of the southern boundary of the site, prior to the commencement of building operations at the site.

Reason: To delineate the boundary of the site and prevent direct pedestrian access between the site and trunk road.

5 Visibility splays of 4.5 metres x 120 metres shall be provided at the proposed estate road junction with Cowpers Gate.

Reason: To ensure the drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 Concurrent with the erection of the dwellings on the frontage plots to Cowpers Gate, a 1.8 metre wide footway shall be constructed along the whole site frontage with Cowpers Gate in accordance with details to be approved by the Local Planning Authority.

MRS SALLY WALTHAM BA (Hons) FC.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 the safety of the residents of this estate.

7 Before the access to any frontage plot to Cowpers Gate is commenced to be used, provision shall be made within each plot 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.

8 Before any development is commenced the approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

9 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

10 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

11 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be

SOUTH HOLLAND DISTRICT COUNCIL

constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

12 The development hereby approved shall provide for a mix of dwelling types sufficient to enable a high degree of visual interest and variety to be achieved in terms of the layout of the development and the design of the individual dwellings themselves. The layout shall also ensure a provision of roads and arrangement of public open space sufficient to enable the requisite degree of visual interest and variety to be obtained.

Reason: In the interests of visual and residential amenity.

13 Construction work shall not begin until a scheme for protecting the approved development from noise from the A17(T) road has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be based on a noise assessment - an assessment which shall be made available to the Local Planning Authority - and shall be designed to achieve a standard in terms of noise attenuation and insulation commensurate with NEC (A) of Planning Policy Guidance Note No 24 'Planning and Noise'. All works which form part of the scheme shall be completed before any of the dwellings are occupied.

Reason: In the interest of residential amenity.

Your attention is drawn to the expectation of the Local Planning Authority that with regard to condition 12, the design and layout of the development shall reflect the advice contained in the Lincolnshire Design Guide for Residential Areas.

Director of Housing and Planning Services
09-AUG-96 H11/0515/96

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)

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

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

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

COPY Earlier App

Approval required by Condition of Permission

Reference: H11/1190/99 Received: 23-NOV-99 Type: CONDITION COMPLIANCE

Name: J H, A J & A H M King
Holbeach Manor
Fleet Road
Holbeach
Lincs

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs PE12 6QJ

Description: Noise assessment report (Condition 13 of H1/0515/96)

Location : Land at Cowpers Gate Long Sutton
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Housing and Planning Services
10-JAN-00 H11/1190/99

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.

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

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

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

COPY *Earlier App*
H11/515/96

Town and Country Planning Act 1990
Approval of Reserved Matters

Reference: H11/0771/99 Received: 30-JUL-99 Type: RESERVED MATTERS

Name: J H, A J & H M King
Holbeach Manor
Fleet Road
Spalding
Lincs PE11 2AX

Agent: Moulton Design
63 East Cobgate
Moulton
Lincs
PE12 6QJ

Description: Residential development

Location : Land at Cowpers Gate Long Sutton
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 A Landscaping Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and play equipment, other than small privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The Landscape Management Plan shall be carried out as approved.

Reason: In the interest of the proper long term development of the site and in the general interest of the visual amenity of the area.

The determined plans are:-
Dwg no. 990410/03A received on 3 Nov 99
Dwg no. 990410/01C received on 5 Nov 99.

Director of Housing and Planning Services
23-NOV-99 H11/0771/99

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.

NB: Termind Oak

Chris Briggs need to check Cond. No 7 is o.k.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H11/0515/96 Received:03-JUN-96 Type:PERMISSION RENEWAL

Name: Cowpers Gate Development
c/o J H Proctor
Onslow Farm Office
3 Tydd Low Road, Long Sutton
Spalding Lincs PE12 9AR

Agent: Brown & Co.
18/19 Sheep Market
Spalding
Lincs

Description: Residential development (renewal of application H11/0896/93)
Location : Land at Cowpers Gate 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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;
(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 There shall be no direct access of any kind either vehicular or pedestrian between the site and the trunk road.

Reason: To ensure that access arrangements of an indirect nature are provided between the site and the trunk road via an established site road junction in the interests of trunk road safety.

4 A continuous and minimum of 1.5 metre high solid fence, wall or other barrier shall be erected along the whole of the southern boundary of the site, prior to the commencement of building operations at the site.

Reason: To delineate the boundary of the site and prevent direct pedestrian access between the site and trunk road.

5 Visibility splays of 4.5 metres x 120 metres shall be provided at the proposed estate road junction with Cowpers Gate.

Reason: To ensure the drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 Concurrent with the erection of the frontage plots the 1.8 metre wide footway shall be constructed along the whole site frontage to Cowpers Gate in accordance with details to be approved by the Local Planning Authority before any development is commenced.

Reason: In the interests of the safety of the residents of this estate.

7 Before the access to any frontage plot is commenced to be used, provision shall be made within each plot 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.

8 Before any development is commenced the approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

9 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

10 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

11 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be

constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

12 The development hereby approved shall provide for a mix of dwelling types sufficient to enable a high degree of visual interest and variety to be achieved in terms of the layout of the development and the design of the individual dwellings themselves. The layout shall also ensure a provision of roads and arrangement of public open space sufficient to enable the requisite degree of visual interest and variety to be obtained.

Reason: In the interests of visual and residential amenity.

13 Construction work shall not begin until a scheme for protecting the approved development from noise from the A17(T) road has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be based on a noise assessment - an assessment which shall be made available to the Local Planning Authority - and shall be designed to achieve a standard in terms of noise attenuation and insulation commensurate with NEC (A) of Planning Policy Guidance Note No 24 'Planning and Noise'. All works which form part of the scheme shall be completed before any of the dwellings are occupied.

Reason: In the interest of residential amenity.

Your attention is drawn to the expectation of the Local Planning Authority that with regard to condition 12, the design and layout of the development shall reflect the advice contained in the Lincolnshire Design Guide for Residential Areas.

29-JUL-96 Checked .....

Authorised to issue (inc Delegation)..... 6/8/96