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

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Priory Road,
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0728/99 Received: 22-JUL-99 Type:PERMISSION RENEWAL

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

Agent: Brown & Co
Holland House
16 High Street
Spalding
Lincs PE11 1TW

Description: Residential development (renewal of H11/0515/96)

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 written approval by the Local Planning Authority and shall be submitted for such approval simultaneouslyand no development to which they relate shall be carried out until thesematters 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;

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(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.

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 side road junction, in the interest of Truck Road safety.

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

Reason: To delineate the boundary of the site and prevent direct pedestrian access between the site and the Trunk Road.

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

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

6 Concurrent with the erection of the frontage plots, a 1.8 metre wide footway shall be constructed along the whole site frontage in accordance with details to be approved in writing 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 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.

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8 Before any development is commenced the written 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 ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

10 Before any development is commenced the written 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

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development is being carried out.

12 Construction work shall not begin until a scheme for protecting the approved development from noise from the A17(T) has been submitted to and approved in writing by the Local Planning Authority. Such a 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 interests of residential amenity.

The determined plans are:-
1:2500 Site Location Plan received on 21 Sep 93

Your attention is drawn to the expectation of the Local Planning Authority that the design and layout of the development should reflect the advice contained in the Lincolnshire Design Guide for Residential Areas. The development 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 the provision of roads and arrangements of public open space sufficient to enable the requisite degree of visual interest and variety to be obtained.

Director of Housing and Planning Services
05 OCT 1999

H11/0728/99

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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Description: Residential development (renewal of H11/0515/96)

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):

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(a) the expiration of five years from the date of this permission,
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(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;

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

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

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

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Director of Housing and Planning Services
01 OCT 1999

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