SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/0843/94 Received:01-SEP-94 Type:OUTLINE

Name: Mr M Bunn
New House
Weydyke Bank
Fleet Fen
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Residential development for four dwellings

Location : Rear of Royal Standard Public House, London Road
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.

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 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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

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4 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the plan (drawing no. 771789/1 dated August, 1994) shall be cleared of all obstructions exceeding 1 metre in height, and so maintained thereafter.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of London Road.

5 Before the vehicular access is 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 the occupation of any of the dwellings, the first 10 metres of the drive from London Road shall be surfaced to the satisfaction of the Local Planning Authority in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To prevent unsuitable material from being deposited on the adjoining carriageway in the interests of highway safety.

7 Before the commencement of the development, details of the access/footway lighting shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented in its entirety and made operational before any of the units of accommodation are occupied.

Reason: In the interests of residential amenity.

8 From the commencement of the development, the former public house shall not be re-opened for trade as a public house.

Reason: To define the terms of the permission and to ensure, that in the interests of highway safety and residential amenity, no revised use of the public house may occur.

Director of Planning and Building Control Services
03-NOV-94 H11/0843/94

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.

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