

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H11/1128/95

Received: 23-NOV-95 Type: OUTLINE

Name: Ingrade Ltd
T/A Redipeeled Produce
Oldgate, St James Road
Long Sutton, Spalding
Lincs, PE12 9BA

Agent: Vawser & Co
46 West End
March
Cambs
PE15 8DL

Description: Residential development

Location : 'Oldgate', St James 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 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 planting shall conform to BS 5837:1991.

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.

- 4 Not more than four dwellings shall be erected and such dwellings shall be of single storey construction with no habitable rooms accommodated in the roof space.

Reason: In the interests of visual and residential amenity.

- 5 Before the occupation of any dwelling, a scheme of lighting in respect of the access shall be agreed in writing with the Local Planning Authority and shall be installed and made operational to the reasonable satisfaction of the Local Planning Authority.

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

- 6 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.

- 7 Any private drive serving three or more dwellings shall be a minimum of 4.25 metres wide and incorporate 4 metres radii tangential to the nearside edge of the carriageway of St James Road.

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.

- 8 The first 10 metres of any such private drive shall be suitably hardened in accordance with details to be approved in writing by the Local Planning Authority.

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

- 9 Before the construction of any dwelling, the existing buildings on the site shall be demolished and all rubble removed from the site to the reasonable satisfaction of the Local Planning Authority. Likewise all structures shall be removed from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential and visual amenity.

The applicant's attention is drawn to the fact that this decision does not convey permission for a specific number of dwellings. The Authority is open to be persuaded that four dwellings (bungalows) could be erected on the site, but considers that the indicative plan submitted with the application does not satisfactorily show that such a number could be provided in a manner which would meet with the Authority's approval.

Director of Housing and Planning Services
25-JAN-96 H11/1128/95

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Location : 'Oldgate', St James Road Long Sutton
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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.

Reason: The application was submitted in outline only.

- 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 by the Local Planning Authority. Such planting shall conform to BS 5837:1991.

Reason: In the interests of visual amenity.

- 4 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.

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Reason: In the interests of visual and residential amenity.

- 6 Before the occupation of any dwelling, a scheme of lighting in respect of the access shall be agreed in writing with the Local Planning Authority and shall be installed and made operational to the reasonable satisfaction of the Local Planning Authority.

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

- 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.

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

- 10 Before the construction of any dwelling, the existing buildings on the site shall be demolished and all rubble removed from the site to the reasonable satisfaction of the Local Planning Authority. Likewise all structures shall be removed from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential and visual amenity.

The applicant's attention is drawn to the fact that this decision does

not convey permission for a specific number of dwellings. The Authority is open to be persuaded that four dwellings (bungalows) could be erected on the site, but considers that the indicative plan submitted with the application does not satisfactorily show that such a number could be provided in a manner which would meet with the Authority's approval.

24-JAN-96

AD check.....*SP*^{24/1}.....

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