



Town and Country Planning Act 1990

Planning Permission

Reference: H12/0115/96

Received: 07-FEB-96 Type: PERMISSION RENEWAL

Name: Pubmaster Ltd
26/27 Bedford Square
London

Agent: Les Brown Associates
4 Church Street
Old Catton
Norwich
Norfolk NR6 7DS

Description: Erection of two dwellings (renewal of application
H12/0198/92)

Location : Land south of Jolly Crispin Lutton
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 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 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 No trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 5 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.

- 6 Before any development is commenced, a scheme to provide screening (including type, position and height) shall be submitted to and approved by the Local Planning Authority and such a scheme as may be approved shall be put into effect before the dwellings hereby permitted are brought into use.

Reason: In the interests of the amenities of the locality and to safeguard the amenity of future residents.

- 7 The dwellings hereby permitted shall be semi-detached.

Reason: To ensure a satisfactory development which will be in character with the area.

- 8 Before any development is commenced, details of future use of land to the South (as outlined in blue on the plan accompanying the application) shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory use in the interests of the amenities of the locality.

The applicants are reminded that the submitted plan is indicative only and that siting, etc., are not included as part of this application and will be considered at the 'Reserved Matters' stage.

The development should be designed and laid out to afford maximum protection from activities associated with The Jolly Crispin Public House and associated car parking. In particular, noise sensitive rooms (ie. bedrooms) should be positioned away from the public house boundaries as far as possible and the garages should be suitably positioned to act as a 'buffer' where possible. Also, the screening along the northern boundary should be a 1.8 metre high wall.

Some of the trees on and immediately adjacent the site are the subject of Lutton Tree Preservation Order No. 3, 1992. As such, consent will be required from the Local Planning Authority for any works carried out to

them.

The dwellings should be carefully sited and designed to ensure that they resemble a single unit in terms of external appearance.

The strip of land to the South is considered unsuitable for further residential development served off Marriotts Gate.

Director of Housing and Planning Services
17-APR-96 H12/0115/96

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.

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DRAFT PERMISSION

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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,
 - (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.

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09-APR-96

AD check.....17/4.....~~8~~1/4

Authorised to issue (inc Delegation).....1/2.....18/4