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Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H12/0422/99 Received: 02-JUN-99 Type: PERMISSION RENEWAL

Name: Mrs E Grant, Mrs J Francis & Miss P Folley
c/o Hix & Son
28 Church Street
Holbeach, Spalding, Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Residential development (renewal of application H12/0189/96)

Location : Land at Lowgate and Puddingpoke Lane
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 written 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;

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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.

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 five 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 approvedscheme, shall be submitted to and approved in writing 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 andrestriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 The estate layout shall provide for a road connection with adjoining land to the west.

Reason: To ensure a co-ordinated development of land.

4 Part of the open space provision required under Condition 2 above, shall be located in the north eastern corner of the site at the junction of Lowgate and Puddingpoke Lane containing the mature sycamore and walnut trees and which is presently laid to grass.

Reason: To ensure a co-ordinated development of land.

5 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;

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(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 wil 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.

6 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.

7 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

Reason: To ensure that the development will not adversely affect the amenity of nearby land by reason of flooding.

8 Before any other part of the development hereby permitted is commenced, the junction of the estate road, including the visibility splay, with the existing public highway shall be constructed and the estate road 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.

9 There shall be no means of vehicular or pedestrian access to the development from Puddingpoke Lane.

Reason: Puddingpoke Lane is inadequate to serve additional traffic by reason of its narrow width

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and its construction.

10 The submitted landscaping scheme shall include a number of heavy standard trees to replace the cherry trees fronting Lowgate.

Reason: To preserve the amenities of the locality.

11 Prior to development being commenced all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

12 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

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You are advised that the Authority will expect the development to reflect the following requirements:-

(a) A reservation of open space at the northern end of the site sufficient to enhance the setting of St Nicholas Church as the focal point of the historic core of the village. Such space shall also be of sufficient size to enable passive and active recreation to be adequately undertaken.

(b) A variety of dwelling types (detached, semi-detached and terraced) to enable the development to meet different housing needs and give the development an identity distinct from that of other estate developments in the village.

(c) The adoption of frontage development, preferably with an element of terracing, on the southern boundary of the open space referred to above. The main or principal elevations of this development should face the open space with vehicular access to the rear of the individual properties.

(d) The adoption of a layout which avoids, as far as possible, individual dwellings backing onto Puddingpoke Lane and which ensures that along the common boundary of the site with that road there is substantial hedging. The layout should, where possible, provide vistas through this part of the development to the open agricultural land to the west.

You are advised that the sycamore and walnut tree in the north eastern corner of the site are protected by a Tree Preservation Order and that the right of way along the western boundary of the site should be safeguarded during and after construction.

The determined plan is the location plan received on the 2 June 1999.

Director of Housing and Planning Services
27 JUL 1999

H12/0422/99

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

Reference H12/0422/99 Received: 02-JUN-99 Type: PERMISSION RENEWAL

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Agent: Messrs Hix & Son
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Lincs PE12 7LL

Description: Residential development (renewal of application H12/0189/96)

Location : Land at Lowgate and Puddingpoke Lane
Lutton 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 written 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.
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3) The siting and design of any vehicular access to a highway or estate road.
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(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;

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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 andrestriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

3 The estate layout shall provide for a road connection with adjoining land to the west.

Reason: To ensure a co-ordinated development of land.

4 Part of the open space provision required under Condition 2 above, shall be located in the north eastern corner of the site at the junction of Lowgate and Puddingpoke Lane containing the mature sycamore and walnut trees and which is presently laid to grass.

Reason: To ensure a co-ordinated development of land.

5 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 wil also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
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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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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.

7 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface water.

Reason: To ensure that the development will not adversely affect the amenity of nearby land by reason of flooding.

8 Before any other part of the development hereby permitted is commenced, the junction of the estate road, including the visibility splay, with the existing public highway shall be constructed and the estate road 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.

9 There shall be no means of vehicular or pedestrian access to the development from Puddingpoke Lane.

Reason: Puddingpoke Lane is inadequate to serve additional traffic by reason of its narrow width and its connections.

10 The submitted landscaping scheme shall include a number of heavy standard trees to replace the cherry trees fronting Lowgate.

Reason: To preserve the amenities of the locality.

11 Prior to development being commenced all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

12 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

This permission is granted in accordance with the application submitted as revised by the letter and enclosure received by the Local Planning Authority on the 24th May 1996.

You are advised that the Authority will expect the development to reflect the following requirements:-

(a) A reservation of open space at the northern end of the site sufficient to enhance the setting of St Nicholas Church as the focal point of the historic core of the village. Such space shall also be of sufficient size to enable passive and active recreation to be adequately undertaken.

(b) A variety of dwelling types (detached, semi-detached and terraced) to enable the development to meet different housing needs and give the development an identity distinct from that of other estate developments in the village.

(c) The adoption of frontage development, preferably with an element of terracing, on the southern boundary of the open space referred to above. The main or principal elevations of this development should face the open space with vehicular access to the rear of the individual properties.

(d) The adoption of a layout which avoids, as far as possible, individual dwellings backing onto Puddingpoke Lane and which ensures that along the common boundary of the site with that road there is substantial hedging. The layout should, where possible, provide vistas through this part of the development to the open agricultural land to the west.

You are advised that the sycamore and walnut tree in the north eastern corner of the site are protected by a Tree Preservation Order and that the right of way along the western boundary of the site should be safeguarded during and after construction.

SNI - Location plan received on the 2-6-99

Director of Housing and Planning Services
06 JUL 1999

6/7 H12/0422/99

LMS 6-7-99,

Note. this is as original - not checked for changes in Policy, Design Guide etc