FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Outline Planning Permission

Reference: H12/1161/98 Received:24-NOV-98 Type:OUTLINE

Name: Mr M E Bunn, New House, Weydyke Bank, Fleet Fen and Mr I Knight, The Laurels, Marriots Gate, Lutton, Spalding, Lincs

Agent: Status Design, 2 Edinburgh Walk, Holbeach, Spalding, Lincs PE12 7AP

Description: Residential development

Location : Marriots Gate Lutton, 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) 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.

**SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services
Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

4 Before the commencement of the construction of the access, an alternative vehicular access shall be provided to the reasonable satisfaction of the Local Planning Authority in respect of the residential property to the south of the site (The Laurels), in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

5 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the submitted plan (drawing no. 77027/1 dated November 1998) shall be lowered so that at no point does it exceed 0.6 metres above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

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

6 Before the commencement of the construction of any of the dwellings, the private drive (including turning head) shall be laid out, to the reasonable satisfaction of the Local Planning Authority, in accordance with the submitted drawing no. 77027/1 dated November 1998.

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

7 The private drive shall be surfaced to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

9 Prior to the commencement of the construction of the access, the trees the subject of Tree Preservation Order No 3, 1992 shall be protected, to the reasonable satisfaction of the Local Planning Authority, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To safeguard the trees which are the subject of Tree Preservation Order No 3, 1992.

10 Under no circumstances shall any material, machinery, tools, fuel, etc

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*Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)*

SOUTH HOLLAND DISTRICT COUNCIL

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 which are the subject of Tree Preservation Order No 3, 1992.

11 The dwelling on the plot adjacent to the Jolly Cripsin Public House shall be designed in such a way as to minimise noise disturbance from the public house, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

12 Prior to the occupation of any of the dwellings, a scheme of lighting shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority, in accordance with details to be submitted to and aproved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

13 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

This permission is in outline only, and does not commit this Authority to the approval of any of the details contained in the indicative layout plan, except for the access point.

You are advised that it is the expectation of this Authority that the development in terms of layout and design of the individual dwellings shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas, which the Authority has adopted as policy.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
03-MAR-99 H12/1161/98

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.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

# DRAFT PERMISSION

Reference: H12/1161/98 Received:24-NOV-98 Type:OUTLINE

Name: Mr M E Bunn, New House, Weydyke Bank, Fleet Fen and Mr I Knight, The Laurels, Marriots Gate, Lutton, Spalding, Lincs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Residential development

Location : Marriots Gate 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 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) 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 Before the commencement of the construction of the access, an alternative vehicular access shall be provided to the reasonable satisfaction of the Local Planning Authority in respect of the residential property to the south of the site (The Laurels), in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

5 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the ~~attached~~ plan (drawing no. 77027/1 dated November 1998) shall be lowered so that at no point does it exceed 0.6 metres above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter. SUBMITTED

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

6 Before the commencement of the construction of any of the dwellings, the private drive (including turning head) shall be laid out, to the reasonable satisfaction of the Local Planning Authority, in accordance with the submitted drawing no. 77027/1 dated November 1998.

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

7 The private drive shall be surfaced to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

9 Prior to the commencement of the construction of the access, the trees the subject of Tree Preservation Order No 3, 1992 shall be protected, to the reasonable satisfaction of the Local Planning Authority, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To safeguard the trees which are the subject of Tree Preservation Order No 3, 1992.

10 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 which are the subject of Tree Preservation Order No 3, 1992.

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Reason: In the interests of residential amenity.

12 The dwelling on the plot adjacent to the Jolly Crispin Public House shall be designed in such a way as to minimise noise disturbance from the public house, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

13 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

This permission is in outline only and does not commit this Authority to the approval of any of the details contained in the indicative layout plan except for the access point.

You are advised that it is the expectation of this Authority that the development in terms of layout and design of the individual dwellings shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas, which the Authority has adopted as policy.

25-FEB-99

Checked .....

Authorised to issue (inc Delegation)....