Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H13/0950/02 Received: 19-AUG-02 Type: RESERVED MATTERS

Name: Tudor Homes (East Anglia) Ltd.
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs. PE12 7AX

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs. PE13 1NB

Description: Residential development (34 dwellings) - Outline H13/0212/98

Location : Mill Marsh Road Moulton Seas End

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

2 Occupation of the dwellings shall not commence until a planting scheme to enhance the existing hedge on the eastern boundary of the site, using traditional hedgerow species, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect and enhance the setting and amenity of the adjacent Grade II Listed Building

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 any dwelling is commenced 1.8 metre high close-boarded fencing shall be erected along the southern boundary of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenity of occupiers of dwellings located to the south of the site.

5 Before development is commenced more precise details of the materials to be used for the external roofs shall be submitted to and approved in writing by the Local Planning Authority. The roofing material to be used with regard to the dwellings on Plots 8, 9, 10 and 11 shall consist of terracotta clay pantiles.

Reason: In the interests of the visual amenities of the locality and to preserve the setting of "The Chapel", which is a Grade II Listed Building.

6 Prior to the commencement of any other part of the development hereby permitted, the carriageway of Mill Marsh Road, between the site entrance and the junction of Common Road, shall be widened such that its width shall be no less than 5.5 metres.

Reason: To ensure the provision of safe and adequate means of access.

7 Prior to the commencement of construction of any dwelling having a frontage to Mill Marsh Road, the carriageway of Mill Marsh Road from the estate road to the western boundary of the site shall be strengthened and widened to a minimum of 5.5 metres and a system for the disposal of surface water run-off shall be provided, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access.

8 Prior to the occupation of any dwelling hereby permitted, a footway shall be provided on the south side of Mill Marsh Road, between the site entrance and the junction of Common Road, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access, on foot, for residents and their visitors.

9 Prior to the occupation of any dwelling having a frontage to Mill Marsh Road, a 1.8 metre wide footway shall be constructed and a street lighting system shall be provided, for the full length of that frontage, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access on foot for residents and their visitors.

10 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 ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

11 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway 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.

12 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.

13 Before development is commenced details of a scheme of lighting with regard to the private drives

shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented prior to occupation of any dwelling served off a private drive.

Reason: To ensure a satisfactory level of amenity for occupiers of those dwellings served off a private drive.

14 Before development is commenced precise details of the play equipment, layout and fencing to be installed within the children's play area shall be submitted to and approved in writing by the Local Planning Authority. Such equipment/fencing shall thereafter be installed prior to occupation of any of the adjacent dwellings on the site comprising plots 19-32 inclusive.

Reason: To ensure the satisfactory provision of such facilities on site at an early stage of the development.

Note(s):

The determined plans are:
Survey plan (dwg no. 1755) received on 19 Aug 02.
Amended 1:2500 location plan and 1:500 block plan (dwg no. 2707-2C) received on 18 Nov 02.
Dwelling specification dwgs received 19 Aug 02, 4 Oct 02, 24 Oct 02 and 7 Nov 02.
Single garage details received 19 Aug 02.
Archaelogical evaluation report No. 1203 (dated Oct 2002) received 12 Nov 02.

Your attention is drawn to the existance of a Section 106 Planning Obligation and also a Secton 278 Agreement regulating the development hereby permitted.

The applicant is advised of the need to comply with outstanding conditions on the outline permission (reference H13/0212/98) relating to such matters as highway improvement and disposal of surface/foul water.

The landscaping scheme should make provision for minimal maintenance on small open spaces.

Head of Planning & Development
24 JAN 2003

H13/0950/02

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.