



2003-2004
Supporting the Rural Economy

S O U T H
H O L L A N D

Council Offices
Priory Road
Spalding
Lincolnshire
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web: www.sholland.gov.uk

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H13/0266/03

Received: 04-MAR-03

Type: OUTLINE

Name: The Crown Estate Commissioners
16 Carlton House Terrace
London
SW1Y 5AH

Agent: Carter Jonas
6 - 8 Hills Road
Cambridge

Description: Residential development

Location : Site Off Roman Road Moulton Chapel

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:

- 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 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.



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- 3 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

- 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.

- 5 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.

- 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 Prior to the commencement of any development on this site, a scheme shall be submitted for approval by the Local Planning Authority for the provision of a 1.8 metre wide footway along the whole site frontage, together with a scheme for the satisfactory disposal of highway surface water run-off. The approved works shall be completed upto the footway base course in front of each dwelling prior to the occupation of that dwelling and the final wearing course shall be completed within 6 weeks of the occupation of the final dwelling.



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Reason: To ensure the provision of safe and adequate means of passage on foot for residents and their visitors and to ensure that the highway and adjacent land is not adversely affected, by reason of flooding as a consequence of the development hereby permitted.

- 8 Prior to the commencement of development, a scheme for the provision and implementation of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved scheme.

Reason: To prevent any increased flooding risk.

Note(s):

The determined plans are:
Site location plans received 4 March 2003.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

The applicant is advised that the site falls within a high risk flood zone, as identified on the Environment Agency's Indicative Flood Plain Maps. However, the Council's Strategic Flood Risk Assessment shows the site to be adequately defended by existing drainage board systems.

Head of Planning & Development
27 FEB 2004

H13/0266/03

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.

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- 3 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

- 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.

- 5 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.

- 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 Prior to the commencement of any development on this site, a scheme shall be submitted for approval by the Local Planning Authority for the provision of a 1.8 metre wide footway along the whole site frontage, together with a scheme for the satisfactory disposal of highway surface water run-off. The approved works shall be completed upto the footway base course in front of each dwelling prior to the occupation of that dwelling and the final wearing course shall be completed within 6 weeks of the occupation of the final dwelling.

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Reason: To ensure the provision of safe and adequate means of passage on foot for residents and their visitors and to ensure that the highway and adjacent land is not adversely affected, by reason of flooding as a consequence of the development hereby permitted.

- 8 Prior to the commencement of development, a scheme for the provision and implementation of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved scheme.

Reason: To prevent any increased flooding risk.

- 9 The layout of the proposed development shall provide for public open space in accordance with the Council's adopted standards of not less than 14% of gross site area.

Reason: In the interests of the amenities of future residents.

- 10 The open space within the site shall be prepared and seeded before occupation of the final dwelling to be erected on the estate.

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

Note(s):

The determined plans are:

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pote Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

The applicant is advised that the site falls within a high risk flood zone, as identified on the Environment Agency's Indicative Flood Plain Maps. However, the Council's Strategic Flood Risk Assessment shows the site to be adequately defended by existing drainage board systems.

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Head of Planning & Development
16 FEB 2003

H13/0266/03



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Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H13/0932/05

Received: 11-JUL-05 Type: RESERVED MATTERS

Name: DTL Ltd
Unit 7
Piperell Way
Haverhill
CB9 8PH

Agent: Dixon Architects
12 Oaklands Road
London
N20 8BA

Description: Residential development - erection of 12 dwellings (outline application H13/0266/03)

Location : Roman Road Moulton Chapel

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 the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 2 Before the development hereby permitted is commenced samples of the materials to be used for the hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with the existing character of the area.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 3 Details of the design of all external doors, including garage doors, to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and all external doors used in the development shall



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conform to the details so approved.

Reason: In the interests of visual amenity.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 4 Notwithstanding the details submitted, details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Note: You are advised that the Local Planning Authority will require the use of brown stained timber windows to plot 8, 9, 10 and 11.

Reason: In the interests of visual amenity.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 5 Before the development hereby permitted is commenced the applicant shall submit to and have approved in writing by the Local Planning Authority the following:

Plans and drawings to scale 1:10 or 1:20 or as appropriate showing details of all eaves, verges, canopies, chimneys, brick arches, door surrounds and string courses. The development shall be carried out in accordance with the details so approved.

Reason: In the interests of visual amenity.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 6 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.



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- 7 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.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 8 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.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

- 9 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
- (i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
 - (ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
 - (iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows;
 - (iv) the installation of satellite dishes.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development in the interest of its architectural composition and integrity and in the interest of the amenity of existing adjacent residents and future residents of the approved scheme. This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.



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- 10 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials of walls and fences, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

Reason For Approval

The proposal is in accordance with local policies as set out in:-

Policy E1 of the Adopted South Holland District Local Plan, 1998.

Policy SG14 of the South Holland Re-Deposit Local Plan, April 2005.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:

Dwg. no. 1005.10 received 11 July 2005.

Amended dwg. nos. G101.5, 1005.12, 1005.15 and 1005.16 received 15 August 2005.

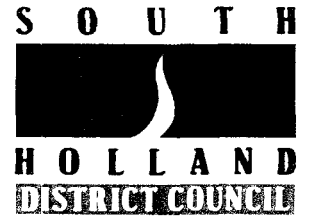
Amended dwg. nos. 1005.11 and 1005.13 received 25 August 2005.

Where samples of materials are required they shall be delivered to the site and the applicant shall notify the Local Planning Authority upon their arrival.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.



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Head of Planning & Development
05-SEP-05

H13/0932/05

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.



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Town and Country Planning Act 1990 Refusal of Reserved Matters

COPY *Earlier App*

Reference: H13/1637/04

Received: 14-DEC-04 Type: RESERVED MATTERS

Name: DTL Limited
Unit 7, Piperell Way
Haverhill
CB9 8PH

Agent: Dixon Architects
12 Oaklands Road
London
N20 8BA

Description: Erection of 11 dwellings and garages (Outline application H13/0266/03)

Location : Roman Road Moulton Chapel

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

- 1 The design and external appearance of the proposed development would not realise an opportunity to improve the character and quality of the built-up area of Moulton Chapel at an important approach to the village.
- 2 The siting, form and detailing of the buildings in which hipped roofs would be a significant feature would not create a locally distinctive form of development.
- 3 Provision for the movement and parking of vehicles would dominate the frontage to Roman Bank between Plots 83 and 95 so that the street-scene would lack identity and a sense of place.
- 4 There would be insufficient distance between the buildings, particularly on Plots 85, 91 and 101, and the southern boundary of the site to allow for the growth and retention of planting without compromising the living conditions of the new residents. Structural planting is needed in this location to soften and enhance the appearance of a developemnt on the edge of open countryside and which would be prominent in views from Eaugate Road and Roman Road to the east.

For these reasons, the proposed development would prejudice the objectives of national and local planning policies set out in Planning Policy Statement 1, Planning Policy Guidance Note 3 and Planning Policy Statement 7, together with Policies E1, E11 and H2 of the Adopted Local Plan and Policies SG14, SG18 and EN13 of the Emerging South Holland Local Plan to 2021. There are no material considerations which would indicate that the application should be determined other than in accordance with the development plan.



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Note(s):

The determined plans are:

Dwg. nos. 1005.3, 1005.4, D110, G101, N102 and Q102, received on 14 December 2004.

Although outline planning permission was granted on 27 February 2004, the Local Planning Authority would welcome the provision of affordable housing on this site.

Head of Planning & Development

17-FEB-05

H13/1637/04

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.