

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire, PE11 2XE

Telephone: (01775) 761161

Fax: (01775) 710772

FILE COPY

S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H13/0469/00

Received: 03-JUL-00

Type: OUTLINE

Name: The Crown Estate Commissioners
16 Carlton House Terrace
London
SW17 5AH

Agent: Carter Jonas
6 - 8 Hills Road
Cambridge

Description: Residential development.

Location : Site Off Woodgate Road Moulton Chapel
Spalding Lincolnshire

**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;

Reason: The application was submitted in outline only.

- 3 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include:

SALLY WALTHAM

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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

S O U T H



H O L L A N D
DISTRICT COUNCIL

HOUSING & PLANNING
SERVICES DEPARTMENT

- i) details of which of the existing trees/hedges are to be retained or removed,
- ii) details of position, species and planting height of any new planting.

Reason: In the interests of the visual amenities of the streetscene.

- 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 No trees or shrubs on the site shall be lopped, topped, felled or uprooted without the prior written permission of the Local Planning Authority.

Reason: In the interests of the visual amenities of the street scene.

- 6 Prior to development being commenced all trees being retained on the site shall be fenced off in accordance with details to be submitted to and approved in writing by the Local Planning Authority. 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.

- 7 Trenches for any underground services which are to pass within the spread of the retained trees shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been installed into the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the spread of the trees.

Reason: To safeguard the trees during development.

- 8 All excavations within the spread of the trees, associated with the construction of accesses/driveways, shall be dug by hand and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

- 9 Before any new dwelling is commenced the existing agricultural buildings upon the site (excluding

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire PE11 2XE

Telephone: (01775) 761161

Fax: (01775) 710772



the dwellings) shall be demolished and associated rubble cleared from the site.

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

- 10 Before the foul drainage system is installed, the applicants shall submit for the written approval of the Local Planning Authority the results of percolation tests (under BS6297:1983) to demonstrate that suitable sub-soil and adequate land area is available for the soakaways. In the event that the soakaways do not function adequately the applicants shall install a package treatment plant in accordance with details to be approved in writing by the Local Planning Authority.

Reason: to ensure the provision of satisfactory foul drainage.

- 11 The final scheme shall provide for access to the agricultural land at the rear in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Any dwelling(s) adjoining such an access shall be suitably designed to protect future occupiers from noise/disturbance.

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

The determined plans are:-

2 location plans received 12 April 2000 and 1 plan entitled design appraisal received June 2000.

This Authority has adopted as policy the Lincolnshire Design Guide for Residential Areas. It is therefore the expectation of the Council that the design and layout of the development should be sympathetic and of an appropriate high standard. It should also ensure the protection of existing trees, should utilise existing access points as far as possible and should address possible disturbance from existing or proposed farm buildings or activities.

Director of Housing and Planning Services

20 NOV 2000

H13/0469/00

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 H13/0469/00

Received: 03-JUL-00 Type: OUTLINE

Name: The Crown Estate Commissioners
16 Carlton House Terrace
London
SW17 5AH

Agent: Carter Jonas
6 - 8 Hills Road
Cambridge

Description: Residential development.

Location : Site Off Woodgate Road Moulton Chapel
Spalding Lincolnshire

**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 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;

Reason: The application was submitted in outline only.

- 3 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include:

- i) details of which of the existing trees/hedges are to be retained or removed,
- ii) details of position, species and planting height of any new planting.

Reason: In the interests of the visual amenities of the streetscene.

- 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 No trees or shrubs on the site shall be lopped, topped, felled or uprooted without the prior written permission of the Local Planning Authority.

Reason: In the interests of the visual amenities of the street scene.

- 6 Prior to development being commenced all trees being retained on the site shall be fenced off in accordance with details to be submitted to and approved in writing by the Local Planning Authority. 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.

- 7 Trenches for any underground services which are to pass within the spread of the retained trees shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been installed into the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the spread of the trees.

Reason: To safeguard the trees during development.

- 8 All excavations within the spread of the trees, associated with the construction of accesses/driveways, shall be dug by hand and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

- 9 Before any new dwelling is commenced the existing agricultural buildings upon the site (excluding

the dwellings) shall be demolished and associated rubble cleared from the site.

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

- 10 Before the foul drainage system is installed, the applicants shall submit for the written approval of the Local Planning Authority the results of percolation tests (under BS6297:1983) to demonstrate that suitable sub-soil and adequate land area is available for the soakaways. In the event that the soakaways do not function adequately the applicants shall install a package treatment plant in accordance with details to be approved in writing by the Local Planning Authority.

Reason: to ensure the provision of satisfactory foul drainage.

- 11 The final scheme shall provide for access to the agricultural land at the rear in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Any dwelling(s) adjoining such an access shall be suitably designed to protect future occupiers from noise/disturbance.

X Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

The determined plans are:-

*2 location plans received 12 April 2000
and 1 plan entitled Design Appraisal
received June 2000.*

This Authority has adopted as policy the Lincolnshire Design Guide for Residential Areas. It is therefore the expectation of the Council that the design and layout of the development should be sympathetic and of an appropriate high standard. It should also ensure the protection of existing trees, should utilise existing access points as far as possible and should address possible disturbance from existing or proposed farm buildings or activities.

Director of Housing and Planning Services
10 NOV 2000

H13/0469/00

13/11
WDS
18-11-00