

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0647/01

Received: 24-MAY-01

Type: PERMISSION RENEWAL

Name: Mr & Mrs Denton
The Laurels
30 Seas End Road
Moulton Seas End
Spalding Lincs PE12 6LD

Agent: Mr & Mrs Denton
The Laurels
30 Seas End Road
Moulton Seas End
Spalding Lincs PE12 6LD

Description: Residential development (Renewal of H13/0478/98)

Location : Rear of The Laurels 30 Seas End Road
Moulton Seas End 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 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

SALLY WALTHAM

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

Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
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**HOUSING & PLANNING
SERVICES DEPARTMENT**

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 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 will 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.

- 5 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 construction traffic to park clear of the public highway.

- 6 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 7 The visibility splay shown on submitted drawing (771750/2) shall be provided before any

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dwellings are commenced and the existing footway shall be widened to incorporate this splay.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Seas End Road.

- 8 Prior to the commencement of development, all trees being retained on the site shall be fenced off from the boles of the individual trees at a distance to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be a minimum of 1200 mm high consisting of chestnut paling firmly secured top and bottom to line wire 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: In the interest of visual amenity and to safeguard the trees which are the subject of Moulton Seas End Tree Preservation Order No. 4, 1994.

- 9 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: In the interest of visual amenity and to safeguard the trees which are the subject of Moulton Seas End Tree Preservation Order No. 4, 1994.

- 10 Prior to any building works commencing on site, any roads and footways to be constructed from brick or concrete paving blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

- 11 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

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SERVICES DEPARTMENT**

- 12 The existing hedging along the boundary of the site shall be retained at a height of no less than 1.8 metres.

Reason: In the interests of residential and visual amenity.

The determined plans are:-

Letter and plans received 01 May 1995.

The permitted development 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.

The applicant is advised that a 1.8 metre wide service margin will be required around the turning head where a footway has not been included.

The applicant is reminded that a number of trees are the subject of a Tree Preservation Order and that any work to lop, top or trim the trees will require Local Planning Authority approval.

The applicant is advised that it is the expectation of the Local Planning Authority that the design of the individual dwellings, landscaping and hard surfacing shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas, which the Authority has adopted as policy.

Director of Housing and Planning Services

19 JUL 2001

H13/0647/01

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 H13/0647/01

Received: 24-MAY-01 Type: PERMISSION RENEWAL

Name: Mr & Mrs Denton
The Laurels
30 Seas End Road
Moulton Seas End
Spalding Lincs PE12 6LD

Agent: Mr & Mrs Denton
The Laurels
30 Seas End Road
Moulton Seas End
Spalding Lincs PE12 6LD

Description: Residential development (Renewal of H13/0478/98)

Location : Rear of The Laurels 30 Seas End Road
Moulton Seas End 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 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 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 will 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.

- 5 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.~~ To enable construction traffic to park clear of the public highway.

- 6 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 7 The visibility splay shown on submitted drawing (771750/2) shall be provided before any dwellings are commenced and the existing footway shall be widened ^{to} incorporate this splay.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Seas End Road.

- 8 Prior to the commencement of development, all trees being retained on the site shall be fenced off from the boles of the individual trees at a distance to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be a minimum of 1200 mm high consisting of chestnut paling firmly secured top and bottom to line wire 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: In the interest of visual amenity and to safeguard the trees which are the subject of Moulton Seas End Tree Preservation Order No. 4, 1994.

- 9 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: In the interest of visual amenity and to safeguard the trees which are the subject of Moulton Seas End Tree Preservation Order No. 4, 1994.

- 10 Prior to any building works commencing on site, any roads and footways to be constructed from brick or concrete paving blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

- 11 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an

appearance point of view.

- 12 The existing hedging along the boundary of the site shall be retained at a height of no less than 1.8 metres.

Reason: In the interests of residential and visual amenity.

The determined plans are:-

Letter and plans received 01 May 1995.

UN1.

The applicant is advised that a 1.8 metre wide service margin will be required around the turning head where a footway has not been included.

The applicant is reminded that a number of trees are the subject of a Tree Preservation Order and that any work to lop, top or trim the trees will require Local Planning Authority approval.

The applicant is advised that it is the expectation of the Local Planning Authority that the design of the individual dwellings, landscaping and hard surfacing shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas, which the Authority has adopted as policy.

Director of Housing and Planning Services
12 JUL 2001

H13/0647/01

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17-7-01

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Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H13/0728/04

Received: 01-JUN-04 Type: RESERVED MATTERS

Name: Mr & Mrs R E Denton
The Laurels
30 Seas End Road
Moulton Seas End
Spalding Lincs PE12 6LD

Agent: Antony Aspbury Associates Ltd
34 Carlton Business Centre
Carlton
Nottingham NG4 3AA

Description: Erection of 7 detached dwellings (Outline application H13/0647/01)

Location : Land rear : The Laurels 30 Seas End 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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 Before the development hereby permitted is commenced details of the type and colour 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.

- 3 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



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maintain the amenities and interests of the locality.

- 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.

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.

- 5 No trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity 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, 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.

- 6 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200mm 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.

This Condition is imposed in accordance with Policy E11 of the Adopted South Holland District Local Plan which seeks to safeguard, enhance and extend the amenity, wildlife and landscape quality of the district.

- 7 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.



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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 150mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

This Condition is imposed in accordance with Policy E11 of the Adopted South Holland District Local Plan which seeks to safeguard, enhance and extend the amenity, wildlife and landscape quality of the district.

- 8 Prior to any building works commencing on site, any roads and footways to be constructed from brick or concrete paving blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

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.

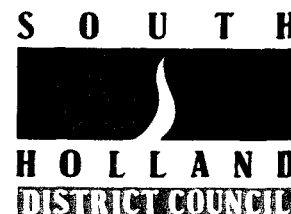
- 9 Finished floor levels shall be set 300-600mm above average ground levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority or, in accordance with a flood risk assessment to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development having regard to the advice contained in Planning Policy Guidance Note No. 25 'Development and Flood Risk' and Policy E14 of the Adopted South Holland District Local Plan which has regard to the need for flood protection.

- 10 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 will also be required where the adjoining ground levels will vary 0.5 metres plus



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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.

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 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

- 11 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

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 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

- 12 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.

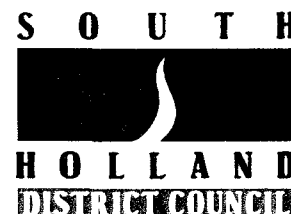
Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

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 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

- 13 Before any dwelling is commenced, all of that part of the estate road and associated footways that



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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.

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 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

Reason For Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note 3 - 'Housing'.

Policies E1 and E11 of the Adopted South Holland District Local Plan 1998.

Policies SG14, SG17 and SG18 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:

1:1250 site location plan, received 1 June 2005.

Amended dwg. nos. 10225/01C, 10225/03, 10225/04A, 10225/05A, 10225/06 and 10225/07, received 15 March 2005.

Materials and Finishes Schedule, received 15 March 2005.

Head of Planning & Development

23-MAY-05

H13/0728/04

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.

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:

TL2. ✓

- (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.

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:

SC8 ✓

- (1) Detailed drawings to a scale of not less than 1/100 showing the siting ~~but~~ design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs; *not (2)*
- (2) Landscaping of the site, including details of positions, heights on *- just (1) & (3)* planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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.

SC27. ✓

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 4 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a specification of the type of construction proposed for roads and/or footways; C1 ✓
 - (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 will 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.

- 5 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. C2A. ✓

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. - check reason.

- 6 Before any development is commenced the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied. C3 ✓

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 7 The visibility splay shown on the submitted drawing (771750/2) shall be provided before any dwellings are commenced and the existing footway shall be widened to incorporate this splay. SCA. -

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Seas End Road.

- 8 Prior to the commencement of development, all trees being retained on the site shall be fenced off from the boles of the individual trees at a distance to be submitted to and agreed in writing with the Local Planning Authority. Such fencing shall be a minimum of 1200 mm high consisting of chestnut paling firmly secured top and bottom to line SCB.

wire 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: In the interest of visual amenity and to safeguard the trees which are the subject of Moulton Seas End Tree Preservation Order No. 4, 1994.

- 9 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. SC74 ✓

Reason: In the interest of visual amenity and to safeguard the trees which are the subject of Moulton Seas End Tree Preservation Order No 4, 1994. *Reason different.*

- 10 Prior to any building works commencing on site, any roads and footways to be constructed from brick or concrete paving blocks shall be laid out and constructed in accordance with a specification, programme and details to be submitted to and approved in writing by the Local Planning Authority. SC75. ✓

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

- 11 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots. SC76. ✓

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

- 12 The existing hedging along the boundary of the site shall be retained at a height of no less than 1.8 metres. SCC ✓

Reason: In the interests of residential and visual amenity.

~~Reason~~
This permission is granted in accordance with the application submitted as revised by the letter and plans received by the Local Planning Authority on 1 May 1995. SNI ✓

The applicant is advised that a 1.8 metre wide service margin will be required around the turning head where a footway has not been included. SNA ✓

The applicant is reminded that a number of trees are the subject of a Tree Preservation Order and that any work to lop, top or trim the trees will require Local Planning Authority approval. SNB ✓

The applicant is advised that it is the expectation of the Local Planning Authority that the design of the individual dwellings, landscaping and hard surfacing shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas, which the Authority has adopted as policy.

SNC
V