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Planning & Building Control Department.
Council Offices,
Priory Road, Spalding,
Lincolnshire PE11 2XE
Telephone: (0775) 761161
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Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/1182/91

Received: 28-MAR-90 Type: OUTLINE

Name: Mr & Mrs R Drew
2 Mill Marsh Road
Moulton Seas End
Spalding
Lincs

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Residential development
(Registered as H13/0357/90)

Location : Pt. OS 1661 Mill Marsh Road Moulton Seas End
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 develop-
ment 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) 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.

- 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 by the
Local Planning Authority.

Reason: In the interests of visual amenity.

- 522
- 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.

- 521
- 5 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.

- 51
- 6 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;
 - (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.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 522
- 7 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

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road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 8 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.

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.

- 9 The development shall be of a layout and design which reflects the traditional building character of the area and such as to enable the development to be effectively integrated into the physical fabric of the village and the surrounding landscape.

Reason: In the interests of visual amenity.

Your attention is drawn to the existence of a Section 278 Highways Agreement.

sgd B SMITH
Director of Planning and Building Control Services

01-FEB-94 H13/1182/91

Town and Country Planning Act 1990

Planning Permission

Reference: H13/1110/96

Received: 27-JAN-97 Type: PERMISSION RENEWAL

Name: Mr & Mrs R Drew
The Hollies
Mill Marsh Road
Moulton Seas End
Spalding Lincs

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Residential development (renewal of application
H13/1182/91)

Location : Pt OS. 1661, Mill Marsh 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 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.

- 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 five 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 access serving plots fronting Common Road is commenced to be used provision shall be made within the site to the reasonable 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.

- 5 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.

- 6 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.

- 7 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.

- 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

Town and Country Planning Act 1990

DRAFT Planning Permission

Reference: H13/1110/96

Received: 27-JAN-97 Type: PERMISSION RENEWAL

Name: Mr & Mrs R Drew
The Hollies
Mill Marsh Road
Moulton Seas End
Spalding Lincs

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Residential development (renewal of application
H13/1182/91)

Location : Pt OS. 1661, Mill Marsh 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 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.

- 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 five 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

JB
Is this OK?
✓
4/2/97

approved scheme is implemented satisfactorily.

- 4 Before any access serving plots fronting Common Road is commenced to be used provision shall be made within the site to the reasonable 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.

- X 5 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.

- 6 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.

- X 7 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.

- 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 The development hereby approved shall provide for a mix of dwelling types sufficient to enable a high degree of visual interest and variety in harmony with the village character to be achieved in terms of layout and the design of the individual dwellings themselves. The layout shall also provide for a hierarchy of roads to enable the requisite degree of visual interest and variety to be obtained.

Reason: In the interests of visual and residential amenity.

① Your attention is drawn to the existence of an agreement under Section 278 of the Highways Act in respect of this development.

②
Admin- Director of Housing and Planning Services
change (14-MAR-97) H13/1110/96
date when running off
final.

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.

Checked SAS 18/3

Authorised to issue (inc Del) HA 1/1/96

With regard to Condition no. 9, your attention is drawn to the fact that this Authority has recently adopted the Lincolnshire Design Guide for residential areas and that therefore it is the expectation of this Authority that the design and layout of the development should fully reflect the advice contained in that guide.