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Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H13/0030/94 Received:16-FEB-94 Type:OUTLINE

Name: Mrs M Price
The Laurels
30 Seas End Road
Moulton Seas End
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Residential development including siting and means of access

Location : Rear: 30 Seas End Road Moulton Seas End Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority the proposal is an over-intensive form of development with the result that certain plots in particular would have an unacceptable level of residential amenity. For example, the close proximity of the housing square to dwellings is such that future occupiers would suffer undue disturbance in terms of noise from vehicles and also glare from headlights.

2 In the opinion of the Local Planning Authority the proposed development would prejudice the continued existence of a number of mature trees on and immediately adjacent to the site, some of which are the subject of a Tree Preservation Order.

3 The use of septic tanks for drainage is considered unacceptable, given the scale of development involved and would, in the opinion of the Local Planning Authority be likely to cause detriment to the amenities of residents and neighbours.

The applicant is advised that any re-submission should include a tree-survey clearly indicating which trees are to be retained/removed.

sgd B SMITH
Director of Planning and Building Control Services

25-APR-94 H13/0030/94

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Outline Planning Permission

Reference: H13/1208/94 Received:02-FEB-95 Type:OUTLINE

Name: Mrs M Price
The Laurels
30 Seas End Road
Moulton Seas End
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Residential development

Location : Rear of The Laurels 30 Seas End 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 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 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.

**MRS SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

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;
(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.

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.

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.

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 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 wires fixed to fence posts a maximum

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Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

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.

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.

The applicant is advised 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.

**MRS SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

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SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
13-JUN-95 H13/1208/94

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.

**MRS SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

## DRAFT PERMISSION

Reference: H13/1208/94 Received:02-FEB-95 Type:OUTLINE

Name: Mrs M Price
The Laurels
30 Seas End Road
Moulton Seas End
Spalding, Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Description: Residential development

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 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 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.

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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.

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 agreed in writing with the Local Planning Authority. Such fencing shall be a minimum of 1200 mm high consisting of chestnut ~~paling~~ palig 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: 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.

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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.

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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.

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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.

06-JUN-95

AD check.....7/6.

Authorised to issue (inc Delegation).....
12/6