FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/1270/98 Received:22-DEC-98 Type:FULL

Name: GTL Developments Ltd.
High Grove
Bedford Row
Foul Anchor
Wisbech Cambs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Residential development (5 dwellings and garages)

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 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 commencement of the construction of the dwellings, the first 10 metres of the private drive including the visibility splay (to be secured by widening the existing footway) shall be laid out and constructed to the reasonable satisfaction of the Local Planning Authority as shown on the submitted drawing no. 772019/1.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

3 Before any of the dwellings are occupied, the private drive including turning head, shall be laid out and constructed to the reasonable satisfaction of the Local Planning Authority shown on the submitted drawing no.772019/1.

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

4 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.

MRS SALLY WALTHAM BA (Hons) FC.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

5 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.

6 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.

7 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 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.

8 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 150mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

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

9 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.

10 The existing hedging along the boundary of the site shall be retained at a height of no less than 1.8 metres, except were required to be

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

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removed to provide visibility at the point of access.

Reason: In the interests of visual and residential amenity.

11 Prior to the commencement of development, details of the colour of the block paviors of the private drive shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

12 Prior to the occupation of any of the dwellings, a scheme of lighting in respect of the private drive shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

Your attention is drawn to the advice contained in the attached letter from the Lincolnshire Police Architectural Liaison Officer.

Director of Housing and Planning Services
19-FEB-99 H13/1270/98

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

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Description: Residential development (5 dwellings and garages)

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 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 commencement of the construction of the dwellings, the first 10m of the private drive including the visibility splay (to be secured by widening the existing footway) shall be laid out and constructed to the reasonable satisfaction of the Local Planning Authority as shown on the submitted drawing no. 772019/1.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

3 Before any of the dwellings are occupied, the private drive including turning head, shall be laid out and constructed to the reasonable satisfaction of the Local Planning Authority as shown on the submitted drawing no.772019/1.

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

4 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.

5 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.

6 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.

7 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 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.

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

8 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 150mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

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

9 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.

10 The existing hedging along the boundary of the site shall be retained at a height of no less than 1.8 metres, ~~where not~~ EXCEPT WHERE required to be removed

to provide visibility at the point of access.

Reason: In the interests of visual and residential amenity.

11 Prior to the commencement of development, details of the colour of the block paviors of the private drive shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

12 Prior to the occupation of any of the dwellings, a scheme of lighting in respect of the private drive shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in
X accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

X Your attention is drawn to the advice contained in the attached letter from the Lincolnshire Police Architectural Liaison Officer.

16-FEB-99 Checked SAS 16/2

Authorised to issue (inc Delegation) 16/2

Close to terminal date