

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0098/95

Received: 08-FEB-95 Type: OUTLINE

Name: Hanson Land Developments Ltd Agent: Maples & Son
 and Mrs I & Mr D E Bowman 23 New Road
 c/o Maples & Son Spalding
 23 New Road Lincs
 Spalding, Lincs

Description: Residential development

Location : Land off St Thomas Road 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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts to include emergency link to Green Lane and Belvedere Close and the footpath/cycleway link to Green Lane.
 - 2) 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.
 - 3) The siting and design of any vehicular access to a highway or estate road.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other

open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment:

- (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 3 When application is made for Approval of Reserved Matters that application shall be accompanied by the following:

- (i) plans showing the phasing of the development.
- (ii) a programme relating to the timing, construction and implementation of the emergency links to Belvedere Close and Green Lane.

No development shall commence until the above details have been approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in accordance with the Council's development aims for this part of Spalding.

- 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 No more than 12 dwellings may be accessed from each of the following: Belvedere Close, Sunningdale Avenue and St Andrews Road.

Reason: To limit the additional traffic on the existing estate roads, in the interests of highway safety.

- 8 The main access road shall incorporate 3.5 metre wide clear areas adjoining the carriageway, in accordance with details to be approved in writing by the Local Planning Authority, to provide emergency access.

Reason: To provide emergency access at St Thomas' Road in the interests of highway safety.

- 9 The existing embankment in the south western corner of the site shall be excavated and removed from the site before any dwellings are occupied.

Reason: To safeguard the amenities of future occupants against unnecessary noise and disturbance.

- 10 Before any development is commenced, the applicants shall submit to and have approved in writing by the Local Planning Authority, details of a scheme for the removal and relocation of flora and fauna from the embankment in the south western corner of the site to other suitable locations to be identified as part of the scheme. Such scheme as may be

approved shall be completed to the reasonable satisfaction of the Local Planning Authority before any other part of the embankment is excavated for removal.

Reason: To safeguard the wildlife interests of the site.

- 11 Before any development is commenced the applicants shall submit to and have approved in writing by the Local Planning Authority plans showing the precise boundaries of those areas of railway embankment, ponds, dykes and trees and shrubs (along the eastern boundary of the site) to be excluded from the area of site to be developed. The excluded areas shall be fenced off in accordance with details to be approved by the Local Planning Authority and while development is in progress those areas shall remain undisturbed from any operation associated with the development of the remainder of the site.

Reason: To safeguard the wildlife interests of the site.

- 12 Before any development is commenced the applicants shall submit to and have approved in writing by the Local Planning Authority a scheme detailing the method of disposal of surface water run-off, such details shall include a land drainage system to accommodate and attenuate surface water run-off from roofs and the development shall thereafter be carried out in accordance with the approved scheme.

Reason: To ensure that the development does not give rise to flooding.

- 13 Details to be submitted for approval of reserved matters shall include details of screen fencing designed to safeguard the amenities of no. 102 London Road. Such fencing shall be erected prior to the commencement of access works into the site and shall thereafter be retained to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities and privacy of no. 102 London Road.

- 14 The layout of the development and design of the dwellings shall be such as to minimise the effect on the amenities of future occupants from noise and disturbance from the adjacent commercial premises known as 'Florapak' and the railway line bordering the western boundary of the site.

Reason: To ensure a satisfactory development.

- 15 Not less than 7.5% of the gross site area shall be given over to open space for use by the public. Such open space shall provide for the retention of the easternmost railway embankment and the establishment of recreational pedestrian and cycling routes linking Belvedere Close to the easternmost embankment and along the easternmost embankment, exiting onto Green Lane. The open space and recreational route shall be provided in accordance with details and a programme of implementation to be submitted and approved as part of the Reserved Matters.

Reason: To ensure the adequate provision of open space in accordance with Policy L2 of the Spalding and Pinchbeck Local Plan Review.

The applicants attention is drawn to the existence of a Section 278 Agreement with the Highways Authority.

This permission does not extend to permit the road layout indicated on the submitted plans.

The applicants are advised to contact the following bodies:

- The Lincolnshire Trust for Nature Conservation in respect of the wildlife interests of the site.
- The Welland and Deepings Internal Drainage Board in respect of surface water disposal and drainage.
- Anglian Water in respect of water supply and sewage disposal.

Director of Housing and Planning Services
20-JUN-96 H16/0098/95

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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metres plus from the proposed finished footway levels of the estate road):

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Reason: To safeguard the wildlife interests of the site.

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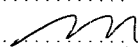
See 31/5

28-MAY-96

AD check.....

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Authorised to issue (inc Delegation)...



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