SALLY WALTHAM
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Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1187/98 Received: 20-MAY-99 Type: OUTLINE

Name: Fine Art Developments Plc.
Burley House, Bradford Road
Burley In Wharfdale
West Yorkshire
LS29 7DZ

Agent: Knight Frank
10 Park Place
Leeds
LS1 2RU

Description: Demolition of existing warehouses and residential development.

Location : Land off Lowfields Avenue Spalding Lincolnshire

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:

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 shall be submitted for such approval simultaneouslyand 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.
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;

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(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.

3 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 plan twithin 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 five 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.

4 The detail layout plan submitted in accordance with Condition 2 shall include provision of public open space in accordance with Local Planning Authority document "Policies for the Provision of Open Space in Housing Areas", November 1991.

Reason: To ensure adequate residential and visual amenities for residents.

5 Full details of provision for suitable acoustic and visual screening between the adjoining commercial premises and the new dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall be implemented prior to first occupation.

Reason: To ensure that the residential amenities of the dwellings are not affected by activities on

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the adjoining commercial area.

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.

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

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 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.

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 Prior to the commencement of development details shall be submitted to and agreed in writing with the Local Planning Authority indicating an alternative means of access for construction traffic entering and leaving the site, together with details of how the boundary enclose at the point where the site meets Lowfields Avenue will be maintained. Such a scheme shall be operated throughout the construction period unless otherwise agreed in writing with the Local Planning Authority.

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Reason: In order to avoid unnecessary disturbance to the residents of Lowfields Avenue.

10 No construction traffic shall enter or leave the site via that part of the site adjacent to Lowfields Avenue unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to avoid unnecessary disturbance to the residents of Lowfields Avenue.

The determined plans are:-
Site Location Plan received on 15 Dec 98.

The applicant is advised that, should the site to the south-west ultimately be developed for a retail store, the position of the service yard is adjacent to this site boundary. Consequently, the dwellings need to be sensitively designed and screened to provide appropriate protection from noise nuisance. It may be prudent to situate any required public open space adjacent to this boundary.

Director of Housing and Planning Services
05 JAN 2000

H16/1187/98

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

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Name: Fine Art Developments Plc.
Burley House, Bradford Road
Burley In Wharfdale
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LS29 7DZ

Agent: Knight Frank
10 Park Place
Leeds
LS1 2RU

Description: Demolition of existing warehouses and residential development.

Location : Land off Lowfields Avenue Spalding Lincolnshire

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 shall be submitted for such approval simultaneouslyand 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.
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.
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(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;

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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.

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Reason: To ensure adequate residential and visual amenities for residents.

5 Full details of provision for suitable acoustic and visual screening between the adjoining commercial premises and the new dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall be implemented prior to first occupation.

Reason: To ensure that the residential amenities of the dwellings are not affected by activities on

the adjoining commercial area.

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;
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(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.

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 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.

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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.

9 No construction traffic shall enter or leave the site via that part of the site adjacent to Lowfields Avenue unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to avoid unnecessary disturbance to the residents of Lowfields Avenue.

to and agreed in writing with the LPA

9. Prior to the commencement of development details shall be submitted indicating an alternative means of access for construction traffic entering and leaving the site, together with details of how the boundary enclose at the point where the site meets Lowfields Avenue will be maintained. Such a scheme shall be operated throughout the construction period unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to avoid unnecessary disturbance to the residents of Lowfields Avenue.

The determined plans are:-
Site Location Plan received on 15 Dec 98.

The applicant is advised that, should the site to the south-west ultimately be developed for a retail store, the position of the service yard is adjacent to this site boundary. Consequently, the dwellings need to be sensitively designed and screened to provide appropriate protection from noise nuisance. It may be prudent to situate any required public open space adjacent to this boundary.

Director of Housing and Planning Services
20 DEC 1999

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H16/1187/98

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