SALLY WALTHAM
BA (Hons) F.C.I.H.
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: H18/0185/00 Received: 14-FEB-00 Type: OUTLINE

Name: Henry Smith's Charity
R H & R W Clutton
The Estate Office, Bridge Farm
New Road, Sutton Bridge
Spalding Lincs PE12 9QS

Agent: R H & R W Clutton
The Estate Office
Bridge Farm, New Road
Sutton Bridge
Spalding Lincs PE12 9QS

Description: Residential development (3 plots)

Location : Off Bridge Road Sutton Bridge
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:

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 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

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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, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

5 Before development is commenced details shall be submitted to and approved in writing by the Local Planning Authority satisfactorily demonstrating that the development will not cause nuisance to neighbouring land in terms of surface water run off.

Reason: In the interests of the amenities of the locality.

6 Before development is commenced details shall be submitted to and approved in writing by the Local Planning Authority satisfactorily demonstrating that ground conditions (in terms of the structure and drainage of the soil) are suitable to accommodate soakaways. If this cannot be proven details of an alternative means of disposal 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 a satisfactory development in the interests of the amenities of the locality.

7 Before development is commenced details of lighting of the private driveway shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully installed before occupation of any dwelling.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

8 The private carriageway servicing the plots at the rear shall be designed, laid out and constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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Reason: In the interests of the provision of safe and adequate means of access to the proposed development.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The frontage dwellings should be designed and screened to ensure future residents are not materially affected by noise associated with vehicles using the private driveway. The dwellings at the rear should be single storey without roof lights facing adjoining property, to prevent overlooking of neighbouring property.

The determined plans are:-
Amended Dwg. No.s: 99/121/125 and 99/121/500 received 2 May 2000.

Director of Housing and Planning Services
30 MAY 2000

H18/0185/00

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

Reference H18/0185/00 Received: 14-FEB-00 Type: OUTLINE

Name: Henry Smith's Charity
R H & R W Clutton
The Estate Office, Bridge Farm
New Road, Sutton Bridge
Spalding Lincs PE12 9QS

Agent: R H & R W Clutton
The Estate Office
Bridge Farm, New Road
Sutton Bridge
Spalding Lincs PE12 9QS

Description: Residential development (3 plots)

Location : Off Bridge Road Sutton Bridge
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 written 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 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, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

5 Before development is commenced details shall be submitted to and approved in writing by the Local Planning Authority satisfactorily demonstrating that the development will not cause nuisance to neighbouring land in terms of surface water run off.

Reason: In the interests of the amenities of the locality.

6 Before development is commenced details shall be submitted to and approved in writing by the Local Planning Authority satisfactorily demonstrating that ground conditions (in terms of the structure and drainage of the soil) are suitable to accommodate soakaways. If this cannot be proven details of an alternative means of disposal 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 a satisfactory development in the interests of the amenities of the locality.

7 Before development is commenced details of lighting of the private driveway shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully installed before occupation of any dwelling.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

8 The private carriageway servicing the plots at the rear shall be designed, laid out and constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the provision of safe and adequate means of access to the proposed development.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The frontage dwellings should be designed and screened to ensure future residents are not materially affected by noise associated with vehicles using the private driveway. The dwellings at the rear should be single storey without roof lights facing adjoining property, to prevent overlooking of neighbouring property.

The determined plans are:- amended dwgs 99/121/125 and 99/121/500 rec'd 2/5/00

Director of Housing and Planning Services
26 MAY 2000

H18/0185/00

VG 26/5

UMS 26-5-00