FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0253/98 Received:28-SEP-98 Type:FULL

Name: Sutton Bridge Motor Co
33 Bridge Road
Sutton Bridge
Spalding
Lincs

Agent: Templeman Associates
Second Floor
100a High Street
Kings Lynn
Norfolk PE30 1BW

Description: Erect four dwellings with garages

Location : Land rear of Sutton Bridge Motor Co.
33 Bridge Road Sutton Bridge

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 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.

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 dwelling is commenced the private drive shall be laid out and constructed as shown on the 1:200 site plan accompanying the application.

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.

5 Before the western-most dwelling is commenced the associated gravel drive and turning area shall be laid out and constructed as shown on the 1:200 site plan accompanying the application.

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)

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.

6 Before development is commenced details of acoustic screening along the eastern and southern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of any dwelling.

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

7 Before development is commenced details of noise insulation measures to be provided in respect of the 3 eastern-most dwellings shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall thereafter be installed, to the reasonable satisfaction of the Local Planning Authority, before occupation of the dwelling to which they apply.

Reason: To safeguard the amenity of future occupiers, given the site's proximity to established commercial premises to the south and south-east.

8 Before development is commenced a scheme to provide lighting in respect of the private drive shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall thereafter be installed and made operational, to the reasonable satisfaction of the Local Planning Authority, before occupation of any dwelling served by the private drive.

Reason: In the interests of the residential amenity of future occupiers.

9 Before development is commenced more precise details of screening between the parking area and garden associated with the western-most dwelling shall be submitted to and approved in writing by the Local Planning Authority. It shall thereafter be constructed, to the reasonable satisfaction of the Local Planning Authority, before occupation of that dwelling.

Reason: In the interests of visual and residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended 1:200 site plan received by the Local Planning Authority on 3 Nov 98 and amended plan (dwg no. 1102-1B) received by the Local Planning Authority on 13 Nov 98.

The noise insulation measures referred to within Condition 7 should consist of acoustic glazing and vents within the south facing bedrooms of the dwellings on the three eastern-most plots. These should be designed so as to provide sound attenuation against external noise of not less than 45 dBA with windows closed and acoustic ventilators provided.

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

Director of Housing and Planning Services
15-DEC-98 H18/0253/98

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.

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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33 Bridge Road Sutton Bridge

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on the following condition(s):

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Reason: In the interests of visual amenity.

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11-DEC-98

Checked .....

Authorised to issue (inc Delegation).....