SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0573/96 Received:27-JUN-96 Type:PERMISSION RENEWAL

Name: Mr & Mrs B G Minns
Prospect Lodge
Chestnut Terrace
Sutton Bridge
Spalding Lincs PE12 9SX

Agent: Mr & Mrs B G Minns
Prospect Lodge
Chestnut Terrace
Sutton Bridge
Spalding Lincs PE12 9SX

Description: Erection of four dwellings (renewal of application H18/0560/93)
Location : Pt. OS 0006, Railway Lane Sutton Bridge
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 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 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 five 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 Construction work shall not begin until a scheme for protecting the proposed dwellings from noise from the A17 has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed to the reasonable satisfaction of the Local Planning Authority, before any part of the development is occupied.

Reason: To safeguard the amenities of the dwellings in relation to traffic noise from the A17 trunk road.

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 The development shall be restricted to frontage plots only.

Reason: To achieve a satisfactory form of development, in the interests of road safety.

7 The footway referred to in the Section 278 Agreement shall be constructed prior to any of the dwellings becoming occupied.

Reason: To provide for the safe and adequate passage on foot for the residents and their visitors, particularly as the site is close to the busy A17 trunk road where it would be a danger for pedestrians to be walking on the carriageway.

8 The proposed accesses shall be paired and the northermost of these accesses shall not be closer than 70 metres to the nearside carriageway edge of the A17 trunk road. Such accesses shall be completed, to the reasonable satisfaction of the Local Planning Authority, before occupation of the respective dwelling(s) to which they relate.

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.

The scheme for protecting the proposed dwellings from noise from the A17 should include screening on the northern and western boundaries. That on the northern boundary in particular should consist of an earthbank with landscaping treatment to soften its visual impact on the locality. The applicant is also advised that the scheme will need to comply with the South Holland Internal Drainage Board bylaws.

Your attention is drawn to the existence of a Section 278 Agreement relating to the provision of a footway. Before any works are commenced on site, please contact The Divisional Surveyor at Pode Hole, Spalding (tel: 01775 769091) regarding this matter.

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

Director of Housing and Planning Services
30-AUG-96 H18/0573/96

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

Reference: H18/0573/96 Received:27-JUN-96 Type:PERMISSION RENEWAL

Name: Mr & Mrs B G Minns
Prospect Lodge
Chestnut Terrace
Sutton Bridge
Spalding Lincs PE12 9SX

Agent: Mr & Mrs B G Minns
Prospect Lodge
Chestnut Terrace
Sutton Bridge
Spalding Lincs PE12 9SX

Description: Erection of four dwellings (renewal of application H18/0560/93)
Location : Pt. OS 0006, Railway Lane 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 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 five 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 Construction work shall not begin until a scheme for protecting the proposed dwellings from noise from the A17 has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed to the reasonable satisfaction of the Local Planning Authority, before any part of the development is occupied.

Reason: To safeguard the amenities of the dwellings in relation to traffic noise from the A17 trunk road.

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 The development shall be restricted to frontage plots only.

Reason: To achieve a satisfactory form of development, in the interests of road safety.

7 The footway referred to in the Section 278 Agreement shall be constructed prior to any of the dwellings becoming occupied.

Reason: To provide for the safe and adequate passage on foot for the residents and their visitors, particularly as the site is close to the busy A17 trunk road where it would be a danger for pedestrians to be walking on the carriageway.

8 The proposed accesses shall be paired and the northermost of these accesses shall not be closer than 70 metres to the nearside carriageway edge of the A17 trunk road. Such accesses shall be completed, to the reasonable satisfaction of the Local Planning Authority, before occupation of the respective dwelling(s) to which they relate.

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.

The scheme for protecting the proposed dwellings from noise from the A17 should include screening on the northern and western boundaries. That on the northern boundary in particular should consist of an earthbank with landscaping treatment to soften its visual impact on the locality. The applicant is also advised that the scheme will need to comply with the South Holland Internal Drainage Board bylaws.

Your attention is drawn to the existence of a Section 278 Agreement relating to the provision of a footway. Before any works are commenced on site, please contact The Divisional Surveyor at Pode Hole, Spalding (tel: 01775 769091) regarding this matter.

29-AUG-96

Checked 4 29/8

Authorised to issue (inc Delegation)..... 30/8