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: H18/0881/98 Received: 22-OCT-98 Type: OUTLINE

Name: R Burton
New Road
Sutton Bridge
Spalding
Lincolnshire

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincolnshire. PE12 7AP

Description: Residential development. (9 plots), including means of access.

Location : New Road (Plots 1, 2, 3, 4, 7, 9, 10, 11 & 12)
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 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 dwelling on plots 1, 2, 3 and 4 is commenced details showing exact delineation of these plots and how a dwelling could be satisfactorily accommodated upon plot 1 without materially affecting the residential amenity of existing bungalows off Golf Court shall be submitted to and approved in writing by the Local Planning Authority.

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

5 Before any dwelling is commenced the access road (including entrance and visibility splay) shall be laid out as shown on the 1:200 plan submitted with 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.

6 The roads and footways shall be laid out and made up in accordance with the submitted details and shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the final dwelling to which this permission relates.

Reason: To ensure a satisfactory access to each dwelling, in the interests of residential amenity and convenience.

7 Before development is commenced more precise details of screening along the boundaries of the site (including position, height and type) 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.

8 Means of surface water disposal shall be in accordance with details shown on amended drawing no. 139/2B received by the Local Planning Authority on 12th February 1999.

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

9 Before development is commenced a scheme of lighting in respect of the access road and private drives shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented before any dwelling is occupied.

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

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing nos. 771947-30A received 17 December 1998, 139/2B received 12 February 1999 and 771947/1F received 24 March 1999).

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Your attention is drawn to the following attached advice (dated 4 December 1998) from the Lincolnshire Police Architectural Liaison Officer.

Director of Housing and Planning Services
13 JUL 1999

H18/0881/98

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.

Draft only to Jacqui Burridge
for attachment to draft 106 Obligation

Town and Country Planning Act etc

DRAFT PERMISSION

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Sutton Bridge Spalding, Lincs.

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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(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.

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Reason: The application was submitted in outline only.

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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.

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Director of Housing and Planning Services
07 JUN 1999

✓ 0 8/6 H18/0881/98

LTD 8/6/99.

Decision notice to go to Jacqui Bomage - 106.