

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire, PE11 2XE

Telephone: (01775) 761161
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Town and Country Planning Act 1990 Planning Permission

Reference: H18/0882/98

Received: 15-OCT-98

Type: FULL

Name: R Burton
New Road
Sutton Bridge
Spalding
Lincolnshire

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

Description: Residential development. (4 plots).

Location : New Road (Plots 5, 6, 8 & 13) Sutton Bridge
Spalding Lincolnshire

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 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.

- 3 Before the development hereby permitted is commenced more precise details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 4 Before any dwelling is commenced the access road (including entrance and visibility splay) shall

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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.

- 5 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 satisfactory access to each dwelling, in the interests of residential amenity and convenience.

- 6 Before development is commenced more precise details of screening along the boundaries of the site (including exact 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.

- 7 Before the dwelling on Plot 5 is occupied the 1.8 metre high wall shall be erected in the position shown on the 1:200 plan accompanying the application, to the reasonable satisfaction of the Local Planning Authority.

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 dwg no. 139/2B received by the Local Planning Authority on 12 Feb 99.

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

- 9 Before development is commenced a scheme of lighting in respect of the access road 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.

- 10 The dwelling on Plot 13 shall have no windows at first floor level on its southern elevation.

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Reason: 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 dwg no 771947-30A received by the Local Planning Authority on 17 Dec 98, dwg no. 139/2B received by the Local Planning Authority on 12 Feb 99 and dwg no. 771947/1F received by the Local Planning Authority on 24 Feb 99.

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

Your attention is drawn to the attached advice (dated 4 Dec 98) from the Lincolnshire Police Architectural Liaison Officer.

Director of Housing and Planning Services

13 JUL 1999

H18/0882/98

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 Sargui Desai
for attachment to 106 obligation draft.*

Town and Country Planning Act etc
DRAFT PERMISSION

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04 JUN 1999

✓ d7/c

H18/0882/98

WTS

7-6-99.