FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H18/1077/02 Received: 02-OCT-02 Type: CONDITION COMPLIANCE

Name: D G M Properties Ltd
43 Double Street
Spalding
Lincs
PE11 2AA

Agent: Mark Dennis
Architectural Services
32 Primrose Crescent
Pinchbeck
Spalding Lincs. PE11 3RT

Description: Details of materials (Part of Condition 2.2 of H18/0493/99)

Location : Land off Church Gate Sutton Bridge

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Mark Dennis Architectural Services letter (dated 1 October 2002) received 2 October 2002.

Head of Planning & Development
25 OCT 2002

H18/1077/02

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.

Council Offices
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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H18/1077/02 Received: 02-OCT-02 Type: CONDITION COMPLIANCE

Name: D G M Properties Ltd
43 Double Street
Spalding
Lincs
PE11 2AA

Agent: Mark Dennis
Architectural Services
32 Primrose Crescent
Pinchbeck
Spalding Lincs. PE11 3RT

Description: Details of materials (Part of Condition 2.2 of H18/0493/99)

Location : Land off Church Gate Sutton Bridge

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

The determined plans are:
Mark Dennis Architectural Services letter (dated 1 October 2002) received 2 October 2002.

Head of Planning & Development
23 OCT 2002

H18/1077/02

hs
24/10

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H18/0227/02 Received: 26-FEB-02 Type: RESERVED MATTERS

Name: D G M Properties Ltd.
43 Double Street
Spalding
Lincs
PE11 2AA

Agent: Mark Dennis
Architectural Services
90 Station Road
Surfleet
Spalding Lincs. PE11 4DB

Description: Erection of seven dwellings (Outline H18/0493/99)

Location : Land off Church Gate Sutton Bridge

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before any dwelling is occupied lighting shall be provided to the private drive in accordance with details shown on amended drawing number 01.047/01A received 26 April 2002.

Reason: To provide a satisfactory level of residential amenity for future residents.

The determined plans are:
1:2500 plan received 26 February 2002.
Amended dwg nos. 01.047/01A, /02A, /04A and /08A received 26 April 2002.
Amended dwg no. 01.047/03B received 3 May 2002.
Amended dwg.no. 01.047/05B received 12 June 2002.

The applicant is reminded of the need to comply with conditions 2:2 (external materials), 3, 6, 7 and 9 of outline planning permission reference H18/0493/99. Regarding condition 3, noise insulation measures shall consist of acoustic glazing/ventilation within bedroom 3 on plots 3, 4 and 5, plus bedrooms 2 and 3 on plot 7.

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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.

Your attention is drawn to the attached advice from the Environment Agency dated 19 March 2002.

Head of Planning & Development
24 JUN 2002

H18/0227/02

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Town and Country Planning Act 1990

Outline Planning Permission

Reference: H18/0493/99 Received: 20-MAY-99 Type: OUTLINE

Name: E King & W Bunting
Beech Wood
New Road
Sutton Bridge
Spalding Lincs PE12 9QE

Agent: Pearson Commercial
121 Ber Street
Norwich
NR1 3EY

Description: Residential development including demolition of existing buildings

Location : Land and buildings to eastern side of Church Gate
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 shall be submitted for such approval simultaneouslyand no development to which they relate shall be carried out until thesematters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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.
3) The siting and design of any vehicular access to a highway or estate road.

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4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:

(i) the positions, heights and species of existing trees;

(ii) proposals for felling or retention of existing trees;

(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;

(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

3 Prior to the commencement of development details of noise insulation measures to be provided in respect of any dwellings along the south eastern boundary shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall be thereafter installed prior to the first 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 east.

4 Prior to the commencement of development details of acoustic screening along the south eastern boundary shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully completed prior to the occupation of any dwelling.

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

5 The existing buildings on site shall be demolished and all resultant rubble removed prior to the commencement of development.

Reason: In the interests of the proper development of the site.

6 Prior to the commencement of any development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide footway along the entire frontage of the site. Such approved scheme shall be completed prior to the first occupation of any dwelling.

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Reason: To ensure the provision of safe and adequate access on foot for residents and visitors.

7 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event 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; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

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

8 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

9 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

Your attention is drawn to the fact that this Authority has adopted as supplementary planning guidance the Lincolnshire Design Guide for Residential Areas and it is the expectation of this Authority in terms of compliance with Condition 2 that the layout and design of the development, especially those dwellings adjacent to the Church, shall be of an appropriate high standard.

The determined plan is:- Site Plan received on 20 May 1999.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

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Head of Planning & Development
16 JUL 1999

H18/0493/99

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