SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H18/1102/98 Received:09-NOV-98 Type:OUTLINE

Name: Henry Smith's Charity
RH and RW Clutton
The Estate Office
Sutton Bridge, Spalding
Lincolnshire. PE12 9QS

Agent: RH and RW Clutton
The Estate Office
Sutton Bridge, Spalding
Lincolnshire. PE12 9QS

Description: Residential development (3 plots)

Location : Site 3, Railway Lane Sutton Bridge
Spalding Lincolnshire

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 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 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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 No development shall take place on site until either:

i) The existing carriageway has been widened to 5 metres and a 1.8 metre footway provided along the whole frontage of the site and also land in the applicants ownership to the north (including street lighting), to the reasonable satisfaction of the Local Planning Authority (this work shall be carried out in accordance with details to have previously been submitted to and approved in writing by the Local Planning Authority), or;

ii) A legally binding arrangement for the widening of the road/construction of the footpath (including street lighting) has been entered into and details of this arrangement have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

The applicants are reminded that the 1:500 layout plan accompanying the application is indicative only and that siting, design, means of access and landscaping are all reserved matters.

Your attention is drawn to the fact that this Authority has adopted as policy the Lincolnshire Design Guide for Residential Areas and, therefore, it is the expectation of this Authority that the design and layout of the development should be of an appropriately high standard. The landscaping scheme should include an indigenous hedge (eg Hawthorn) and tree planting along the rear (eastern) boundary.

Director of Housing and Planning Services
08-FEB-99 H18/1102/98

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.

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

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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.

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.

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Reason: In the interests of road safety.

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02-FEB-99 Checked 5/2

Authorised to issue (inc Delegation)..... 8/2