

FILE COPY



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

Town and Country Planning Act 1990 Approval of Reserved Matters

Reference: H18/1123/02 Received: 11-OCT-02 Type: RESERVED MATTERS

Name: S E King - Building Contractor
21 Park Road
Long Sutton
Spalding
Lincs, PE12 9DJ

Agent: Mark Dennis - Arch. Services
32 Primrose Crescent
Pinchbeck
Spalding
Lincs, PE11 3RT

Description: Two semi-detached dwellings with garages (outline application H18/0657/00)

Location : Land off Chalk Lane 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 Prior to development being commenced all trees being retained on the site and immediately adjacent to the site on the western side should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

You are advised that no development may be carried out until further details required by the conditions of the outline permission have been submitted to and approved by the Local Planning Authority.

Your attention is drawn to conditions 2 - 5 on outline permission H18/0657/00.

The determined plans are:

Dwg nos. 02.027/01 and 02.027/02 recieved on 11 Oct 02.

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Decisions

Head of Planning & Development

23 DEC 2002

H18/1123/02

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H18/1123/02

Received: 11-OCT-02 Type: RESERVED MATTERS

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21 Park Road
Long Sutton
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Agent: Mark Dennis - Arch. Services
32 Primrose Crescent
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Spalding
Lincs, PE11 3RT

Description: Proposed semi-detached dwellings with garages

Location : Land off Chalk Lane Sutton Bridge

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

- 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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 3 The hedge on the Chalk Lane frontage shall not be uprooted or removed and shall not be reduced below a minimum height of 2 metres.

Reason: To ensure that appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an acceptable means of privacy.

- 4 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.

- 5 Prior to development being commenced all trees being retained on the site and immediately adjacent to the site on the western side should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

- 6 Prior to the commencement of development of the site full details of an alternative method of foul sewage disposal for the adjoining, existing properties and the proposal shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall be implemented and completed prior to the commencement of the development and before the existing septic tanks on the site are disturbed.

Reason: Development of this site without making provision for alternative foul sewage disposal may lead to ground water pollution.

- 7 Before the development hereby permitted is commenced 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.

The determined plans are:

Dwg nos. 02.027/01 and 02.027/02 received on 11 Oct 02.

5.2.4 (conditions 2-5) (outline H16/02.027/02)

WGS 2/12

Head of Planning & Development
20 DEC 2002

H18/1123/02