SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H18/1139/95 Received:01-DEC-95 Type:OUTLINE

Name: Mr C Whitmore
Parkside Cottage
55 Off Bridge Road
Sutton Bridge
Spalding, Lincs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed residential development (5 dwellings)

Location : Land off Railway Lane 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 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

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 Before the occupation of the dwellings on Plots 1 and 2, the footway on the road frontage of these plots shall be widened to 1.8 metres.

Reason: In the interests of highway safety, particularly pedestrians.

6 Before the occupation of the dwellings on Plots 3, 4 and 5, the existing building which extends onto these plots shall be demolished in its entirety and all resultant rubble shall be removed from the said plots and adjoining land to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

7 The dwellings shall be of single storey construction with no habitable rooms accommodated within the roof space and shall be designed to afford maximum protection from noise emanating from the adjoining industrial premises to the south.

Reason: In the interests of visual and residential amenity.

8 Before the occupation of the dwelling on Plot 5, an acoustic fence of a height and construction to be agreed in writing with the Local Planning Authority shall be erected, to the reasonable satisfaction of the Local Planning Authority, along the entire length of the southern boundary of the plot.

Reason: In the interests of residential amenity.

9 Before the occupation of the dwellings, a wooden fence of a height and construction to be agreed in writing with the Local Planning Authority shall be erected within their respective curtilages in the positions shown in green on the attached plan to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

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SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
12-JAN-96 H18/1139/95

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Agent: Poddingtons
44 Double Street
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Lincs

Description: Proposed residential development (5 dwellings)

Location : Land off Railway Lane Sutton Bridge
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on 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 open space within the site shall be prepared and seeded before occupation of the final dwelling to be erected on the estate.

SC 8

SC 27

Reason: In the interests of the amenity of the estate.

3 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 Before the occupation of the dwellings on Plots 1 and 2, the footway on the road frontage of these plots shall be widened to 1.8 metres.

Reason: In the interests of highway safety, particularly pedestrians.

5 Before the occupation of the dwellings on Plots 3, 4 and 5, the existing building which extends onto these plots shall be demolished in its entirety and all resultant rubble shall be removed from the said plots and adjoining

land to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

6 The dwellings shall be of single storey construction with no habitable rooms accommodated within the roof space and shall be designed to afford maximum protection from noise emanating from the adjoining industrial premises to the south.

Reason: In the interests of visual and residential amenity.

7 Before the occupation of the dwelling on Plot 5, an acoustic fence of a height and construction to be agreed in writing with the Local Planning Authority shall be erected to the reasonable satisfaction of the Local Planning Authority ALONG THE ENTIRE LENGTH OF THE SOUTHERN BOUNDARY OF THE PLOT.

Reason: In the interests of residential amenity.

8 Before the occupation of the dwellings, a wooden fence of a height and construction to be agreed in writing with the Local Planning Authority shall be erected within their respective curtilages in the positions shown in green on the attached plan to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

05-JAN-96 AD check..... AP 5/1...

Authorised to issue (inc Delegation)..... AP 10/1