SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H19/0078/98 Received:03-FEB-98 Type:OUTLINE

Name: S A Coates, D R Coates, Mrs J Ransom, Mrs E Clark-Kennedy
c/o The Oaks, 251 Broadgate
Sutton St Edmund, Spalding
Lincs PE12 0LT

Agent: S A Coates, D R Coates, Mrs J Ransom, Mrs E Clark-Kennedy
c/o The Oaks, 251 Broadgate
Sutton St Edmund, Spalding
Lincs PE12 0LT

Description: Residential development (2 Plots).

Location : Land at Broadgate Road Sutton St Edmund
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 written 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

approved scheme is implemented satisfactorily.

4 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

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

5 Before the accesses are 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.

6 Trenches for any underground services which are to pass within the spread of the frontage trees shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted into the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the spread of the trees.

Reason: To safeguard the trees during development.

7 All excavations within the spread of the existing frontage trees associated with the construction of the private drives shall be dug by hand and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

8 Prior to development being commenced all trees being retained on the site 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.

9 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing.

Reason: To safeguard the trees during the development.

The appearance/design of the dwellings should be of an appropriate high standard in accordance with the Lincolnshire Design Guide.

The applicants are advised that some of the trees fronting the site are the subject of a Tree Preservation Order. Consequently, consent will be

SOUTH HOLLAND DISTRICT COUNCIL

required from the Local Planning Authority for any works carried out to them.

Director of Housing and Planning Services
13-MAR-98 H19/0078/98

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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Sutton St Edmund, Spalding
Lincs PE12 OLT

Description: Residential development (2 Plots).

Location : Land at Broadgate Road Sutton St Edmund
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 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 witnin 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.

4 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

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

5 Before the accesses are 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.

6 Trenches for any underground services which are to pass within the spread of the frontage trees shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted into the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the spread of the trees.

Reason: To safeguard the trees during development.

7 All excavations within the spread of the existing frontage trees associated with the construction of the private drives shall be dug by hand and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

8 Prior to development being commenced all trees being retained on the site 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.

9 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. ~~Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.~~

Reason: To safeguard the trees during the development.

The appearance/design of the dwellings should be of an appropriate high standard in accordance with the Lincolnshire Design Guide.

The applicants are advised that some of the trees fronting the site are the subject of a Tree Preservation Order. Consequently, consent will be required from the Local Planning Authority for any works carried out to them.

4/11/3

10-MAR-98 Checked 11/3

Authorised to issue (inc Delegation)..... 11/3