SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0407/97 Received:14-APR-97 Type:PERMISSION RENEWAL

Name: Mr J A Clarke
Inham Hall
Wisbech St Mary
Cambs

Agent: Vawser & Co
46 West End
March
Cambs
PE15 8DL

Description: Residential development - 5 pairs of semi-detached houses and 1 terrrace of 4 houses (Renewal of H19/0643/94)
Location : Land at Coronation Avenue Throckenholt
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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)

approved scheme is implemented satisfactorily.

4 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Coronation Avenue.

5 The location and design of the northern most dwellings, together with the treatment of the northern boundary of the site shall be such as to minimise the likelihood of detrimental effect on the amenities of the residents which may arise by reason of noise emanating from the business premises to the north.

Reason: To safeguard residential amenity.

6 No development shall take place until a scheme specifying the methods of recording or preserving any archaeological deposits which may be affected by the approved works, and including a timetable for such recording has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with the agreed scheme.

Reason: The site is of archaeological importance.

The applicant is reminded that the submitted plan (drawing no. 891700) is indicative only and does not form part of this permission. The scheme should be in accordance with the Lincolnshire Design Guide and the following should be considered:-

i) Any garage block/parking area should preferably form a buffer between the proposed dwellings and the business premises to the north and should be designed to ensure adequate surveillance over it from nearby property. The design of the dwellings nearest to the northern boundary should be such that noise sensitive rooms (eg. bedrooms) are away from that boundary.

ii) The landscaping scheme should include a belt of indigenous tree planting (plus native hedging where appropriate) along the northern, eastern and southern boundaries of the site.

iii) The siting and design of the dwellings should reflect the sites rural location. More precisely, the development should be frontage and the building line/plot widths should be varied. The appearance/design of the dwellings should be of appropriate high standard and not strictly functional in character.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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

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SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
20-FEB-98 H19/0407/97

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

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Town and Country Planning Act etc

DRAFT PERMISSION

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Location : Land at Coronation Avenue Throckenholt
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 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 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Coronation Avenue.

5 The location and design of the northern most dwellings, together with the treatment of the northern boundary of the site shall be such as to minimise the likelihood of detrimental effect on the amenities of the residents which may arise by reason of noise emanating from the business premises to the north.

Reason: To safeguard residential amenity.

6 No development shall take place until a scheme specifying the methods of recording or preserving any archaeological deposits which may be affected by the approved works, and including a timetable for such recording, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with the agreed scheme.

Reason: The site is of archaeological importance.

The applicant is reminded that the submitted plan (drawing no. 891700) is indicative only and does not form part of this permission. The scheme should be in accordance with the Lincolnshire Design Guide and the following should be considered:-

i) Any garage block/parking area should preferably form a buffer between the proposed dwellings and the business premises to the north and should be designed to ensure adequate surveillance over it from nearby property. The design of the dwellings nearest to the northern boundary should be such that noise sensitive rooms (eg. bedrooms) are away from that boundary.

ii) The landscaping scheme should include a belt of indigenous tree planting (plus native hedging where appropriate) along the northern, eastern and southern boundaries of the site.

iii) The siting and design of the dwellings should reflect the sites rural location. More precisely, the development should be frontage and the building line/plot widths should be varied. The appearance/design of the dwellings should be of appropriate high standard and not strictly functional in character.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

09-FEB-98

Checked 13/2 DW

Authorised to issue (inc Delegation) [illegible] 7/2

Decision to go to Jacqui Berridge

Town and Country Planning Act 1971

Form P2

Planning permission

Name and address of applicant

Mr N W Smith
94 Garnsgate Road
Long Sutton
SPALDING
Lincs

Name and address of agent (if any)

Billingborough Construction
49a Vine Street
Billingborough
SLEAFORD
Lincs

Part I – Particulars of application

Date of application: 25.04.78

Application no. H 19/434/78/5110

Particulars and location of development:

Erection of building for trailer repairs at Old School, South Eau Bank, THROCKENHOLT.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. Before any development is commenced a scheme of landscaping and tree planting for the site shall be submitted to and approved by the Local Planning Authority.
3. Such a scheme as may be approved 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, or within such longer period as may be agreed in writing with the Local Planning Authority, and the trees, shrubs and bushes shall be adequately maintained by the owners 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 made good during that period.

NOTE TO APPLICANT:
Your attention is drawn to the attached letter from the North Level Internal Drainage Board.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971. 2. In the interests of visual amenity. 3. In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Date 15th June 1978

Council Offices, Priory Road
SPALDING Lincs

District Planning Officer

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.