SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0643/94 Received:05-JUL-94 Type:PERMISSION RENEWAL

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

Agent: Brown & Co
Crescent House
8-9 Market Street
Wisbech
Cambs PE13 1EX

Description: Residential development - 5 pairs of semi-detached houses and 1 terrace of four houses (renewal of H19/0335/89)
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 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 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 prospective developer is advised to discuss and liaise with Heritage Lincolnshire to establish and identify the range of archaeological factors relating to the site and to enable any further discussions to take place with the Local Planning Authority in the light of the condition imposed.

The following should be considered when designing the scheme:

1) The garage block and parking area should preferably form a buffer between the proposed dwellings and the business premises to the north. The design of the dwellings nearest to the northern boundary should be such that noise sensitive rooms (e.g. bedrooms) are away from that boundary.
2) 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.
3) 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.

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
22-DEC-94 H19/0643/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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on the following condition(s):

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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.

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3) 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 ~~substantially in accordance with the Council's "rural design guidelines"~~ → 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.

19-DEC-94

AD check.....21/12.....

Authorised to issue (inc Delegation).....22/12