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

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H19/0806/99 Received: 10-AUG-99 Type:OUTLINE

Name: J B & J W Cooke
Chestnut Farm
Sutton St Edmund
Spalding
Lincs PE12 0LT

Agent: J B & J W Cooke
Chestnut Farm
Sutton St Edmund
Spalding
Lincs PE12 0LT

Description: Residential development

Location : Lilic Farm 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:

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

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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 Before the new dwelling is commenced the existing buildings/grain dryers on the site and land edged in blue on the plans accompanying the application shall be removed.

Reason: The buildings/grain dryers would have an unsatisfactory relationship to the proposed dwelling and this condition is imposed to ensure their removal, in the interests of the amenities of future occupiers of the dwelling.

5 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.

6 Before development is commenced details of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. If a septic tank is to be utilised details shall be submitted satisfactorily demonstrating that ground conditions (in terms of the structure and drainage of the soil) are suitable.

Reason: To ensure a satisfactory development, in the interests of the amenities of future occupiers.

The determined plans are:-
Site Locations Plans received on 10 Aug 99.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Your attention is drawn to the fact that this Authority has adopted as policy the Lincolnshire Design Guide for residential areas. It is, therefore, the expectation of this Authority that the appearance of the development should be of an appropriate high standard. Siting and design should also reflect the existance of a commercial building immediately to the north.

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Director of Housing and Planning Services
05 OCT 1999

H19/0806/99

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

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Agent: J B & J W Cooke
Chestnut Farm
Sutton St Edmund
Spalding
Lincs PE12 0LT

Description: Residential development

Location : Lilic Farm 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 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.

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Reason: The buildings/grain dryers would have an unsatisfactory relationship to the proposed dwelling and this condition is imposed to ensure their removal, in the interests of the amenities of future occupiers of the dwelling.

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Director of Housing and Planning Services
05 OCT 1999

H19/0806/99

✓ $ 5/10
7/10/19
JW.