

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0070/97

Received: 23-JAN-97 Type: PERMISSION RENEWAL

Name: Messrs. A & D W Gent
 Ashlea Farm
 Guanockgate
 Sutton St Edmund
 Spalding Lincs

Agent: Hix & Son
 Chartered Surveyors
 28 Church Street
 Holbeach
 Spalding Lincs PE12 7LL

Description: Residential development, including provision of sewage treatment works (renewal of application H20/0695/93)

Location : Land off Bells Drove and Draw Dike
 Sutton St James Spalding

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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
 - 2) 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.
 - 3) The siting and design of any vehicular access to a highway or estate road.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment:

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction. Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five years beginning with the completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved in writing by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved. The submitted landscaping scheme shall make full provision for extensive planting of trees and shrubs on the boundaries of the site which adjoin open agricultural land in order that the approved development shall be visually integrated into the landscape.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 3 The visibility splays shall be cleared of any obstruction and kept clear at all times.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Draw Dike.

- 4 Before any development is commenced the written approval of the Local Planning Authority is required to:
- (i) a specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location

of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 5 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

- 6 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

- 8 There shall be no means of vehicular access to the permitted buildings from Bells Drove.

Reason: Bells Drove is inadequate to serve further development due to its width and junction with Draw Dike.

- 9 The development hereby approved shall provide for a mix of dwelling types sufficient to enable a high degree of visual interest and variety in harmony with the village character to be achieved in terms of layout and the design of the individual dwellings themselves. The layout shall also provide for a hierarchy of roads and arrangement of open space to enable the requisite degree of visual interest and variety to be obtained.

Reason: In the interests of visual and residential amenity.

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

Director of Housing and Planning Services
22-JUL-97 H20/0070/97

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Ashlea Farm
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Sutton St Edmund
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Agent: Hix & Son
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Description: Residential development, including provision of sewage treatment works (renewal of application H20/0695/93)

Location : Land off Bells Drove and Draw Dike
Sutton St James Spalding

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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 - (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.

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- (iii) details of the method and means of disposal of surface water;
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- This is the new C20 reason, OK?*
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Reason: In the interests of visual and residential amenity.

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

15-JUL-97

Checked ..SAS 18/7..

Authorised to issue (inc Delegation)..... 19/7

Do not post decision to go to
Jacques Bernage ✓ done 22/7.