SALLY WALTHAM
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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

Planning Permission

Reference: H22/0384/99 Received: 19-APR-99 Type:PERMISSION RENEWAL

Name: S Halgarth -
Grandchildren's Settlement
c/o J Halgarth
Gateways, 8 Halmergate
Spalding, Lincs

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Residential development - 6 plots together with proposed new farm access (renewal of H22/1207/94)

Location : Pt. OS. 7022 Broadgate Weston Hills
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;

Reason: The application was submitted in outline only.

3 Before any development is commenced, details showing landscaping (including details of positions, height on planting and species of trees and shrubs), plot delineation and dwelling footprints for the whole of the site shall be submitted to and approved in writing by the Local

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HOUSING & PLANNING
SERVICES DEPARTMENT

Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

4 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.

5 Before development is commenced details (including type, position and height) of screening along the south-western boundary of the site between the village hall and Broadgate shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be implemented before occupation of the dwelling upon plot 6.

Reason: To safeguard the residential amenities of future occupiers.

6 The dwellings upon plots 5 and 6 shall be sited and designed to protect future occupiers from noise and general disturbance created by activities associated with the adjacent village hall to the south-west.

Reason: To protect the residential amenity of future occupiers.

7 Before development is commenced details of a 1.5 metre footway along the whole of the site's frontage shall be submitted to and approved in writing by the Local Planning Authority. The footpath shall be completed before commencement of any dwelling upon the site.

Reason: To provide for the safe and adequate access for pedestrian movements to and from the dwellings.

8 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.

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The determined plans are:-
Site Location Plan/Indicative Block Plan received on 6 Jun 95.

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

It is the opinion of the Local Planning Authority that the new farm access should adjoin the village hall to help create a buffer zone between the latter and the new dwellings. Additionally, the granting of permission for a farm access does not infer that planning permission will be forthcoming in the future for residential development at the rear served by a new estate road.

Your attention is drawn to the fact that this authority has recently adopted as policy the Lincolnshire Design Guide for Residential Areas. It is, therefore, the expectation of the Council that the siting and design of the dwellings should reflect the site's rural location. More precisely, the development should be frontage and the building line/plot widths varied. The appearance/design of the dwellings should be of appropriate high standard, reflecting the traditional building character of the rural locality.

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.

Director of Housing and Planning Services
08 DEC 1999

H22/0384/99

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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(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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Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

4 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.

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