SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H22/0474/95 Received:05-MAY-95 Type:OUTLINE

Name: Broadgate Exclusive Homes
Broadgate House
Weston Hills
Spalding
Lincs

Agent: Broadgate Exclusive Homes
Broadgate House
Weston Hills
Spalding
Lincs

Description: Residential development for three dwellings

Location : Oakleigh House, High Road Weston
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 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

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approved scheme is implemented satisfactorily.

4 Before the commencement of development, the existing accesses from the site onto the A151 road (High Road) shall be stopped up permanently to the reasonable satisfaction of the Local Planning Authority, in accordance with exact details of closure to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 Before the occupation of the dwellings, the improvements as shown on the submitted approved plan, and such further works relating to the strengthening of the surface of Pinfold Lane as will need to be agreed in writing with the Local Planning Authority, shall be undertaken to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

7 Prior to the occupation of the dwellings, a scheme of low level lighting for the access drive shall be agreed in writing with the Local Planning Authority and implemented and made operative to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and residential amenity.

8 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

9 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

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10 Details of the screening and boundary definition of the individual plots, including the common boundaries with Oakleigh House, shall be agreed in writing with the Local Planning Authority and implemented to the reasonable satisfaction of the Local Planning Authority before the occupation of the respective dwellings.

Reason: In the interests of residential amenity.

Your attention is drawn to the existence of a Section 106 Planning Obligation.

As this permission has been granted in outline, the layout plan in so far as it relates to the positioning of the proposed dwellings and makes reference to a particular design treatment in respect of them, has been treated as indicative only. However, it is the expectation of the Local Planning Authority that the submission of details will be largely in accordance with this indicative plan in respect of the positioning of the dwellings.

Director of Housing and Planning Services
30-OCT-95 H22/0474/95

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.

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