SALLY WALTHAM
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/0203/01 Received: 21-FEB-01 Type: OUTLINE

Name: S Goodison
New Saracens Head Public House
Saracens Head
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Rear of New Saracens Head Public House
Saracens Head Spalding

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) 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 No development shall commence until such time as an acoustic assessment, which shall consider the impact of the A17 and the Public House on the design and siting of the proposed dwellings, has

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HOUSING & PLANNING SERVICES DEPARTMENT

been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented concurrently with the development.

Reason: In the interests of the proper amenity of future residential occupiers.

4 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

The determined plans are:-
Dwg no. 168/01/01 received 21 February 2001.

The private carriageways serving the development hereby permitted should be designed and constructed in accordance with the standards set out for such roads in the Lincolnshire Design Guide for Residential Areas.

Director of Housing and Planning Services
13 JUN 2001

H23/0203/01

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

Reference H23/0203/01 Received: 21-FEB-01 Type: OUTLINE

Name: S Goodison
New Saracens Head Public House
Saracens Head
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Rear of New Saracens Head Public House
Saracens Head Spalding

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) 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 No development shall commence until such time as an acoustic assessment, which shall consider the impact of the A17 and the Public House on the design and siting of the proposed dwellings, has

been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented concurrently with the development.

Reason: In the interests of the proper amenity of future residential occupiers.

4 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

The determined plans are:- 168/01/01 received on the 21-2-01.

The private carriageways serving the development hereby permitted should be designed and constructed in accordance with the standards set out for such roads in the Lincolnshire Design Guide for Residential Areas.

Director of Housing and Planning Services
06 JUN 2001

H23/0203/01

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23/0259/02 Received: 05-MAR-02 Type: RESERVED MATTERS

Name: Grange Homes (Holbeach) Ltd.
The Grange
Haycroft Lane
Fleet
Spalding Lincs PE12 8LB

Agent: Grange Homes (Holbeach) Ltd.
The Grange
Haycroft Lane
Fleet
Spalding Lincs PE12 8LB

Description: Residential development - 3 detached bungalows (Outline H23/0203/01)

Location : Rear of Saracens Head Public House Saracens Head

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 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.

The determined plans are:
Location plan, site plan and bungalow designs received 5 March 2002.

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.

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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Head of Planning & Development
24-APR-02

H23/0259/02

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Director of Corporate Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H23/0859/02 Received: 24-JUL-02 Type: CONDITION COMPLIANCE

Name: Sovereign Homes
Seagate Hall
The Coach House
Vicarage Lane
Long Sutton Lincs PE12 9AF

Agent: Sovereign Homes
Seagate Hall
The Coach House
Vicarage Lane
Long Sutton Lincs PE12 9AF

Description: Details of Archaeological Watching Brief Specification (part Condition 4 of H23/0203/01)

Location : Rear of Saracens Head Public House Saracens Head

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Archaeological Watching Brief Specification (Reference 07.1/07/02) received 24 July 2002.

Head of Planning & Development
09-AUG-02

H23/0859/02

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.

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Bob Atkins
Director of Corporate Services

COPY *Earlier App*

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H23/0474/02 Received: 22-APR-02 Type: CONDITION COMPLIANCE

Name: Grange Homes (Holbeach) Ltd
The Grange
Haycroft Lane
Fleet
Spalding Lincs PE12 8LB

Agent: Grange Homes (Holbeach) Ltd
The Grange
Haycroft Lane
Fleet
Spalding Lincs PE12 8LB

Description: Details of Noise Assessment (Condition 3 of H23/0203/01)

Location : Land rear of Saracens Head PH Saracens Head

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Noise Assessment received 22 April 2002.

Head of Planning & Development
24-MAY-02

H23/0474/02

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.

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