



Town and Country Planning Act 1990 Planning Permission

Reference: H23/0282/99

Received: 22-MAR-99

Type: PERMISSION RENEWAL

Name: Sly Bros. (Potatoes) Ltd.
Millgate House
Whaplode St Catherine
Spalding
Lincs. PE12 6SF

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs. PE12 7LL

Description: Demolish existing cottages & erect 3 detached dwellings
including siting (Plot 1 only) - Renewal H23/1182/95
Location : Cranesgate Whaplode St Catherine
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 (excluding plot 1), 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) for the whole of the site shall be submitted to and approved by the Local Planning Authority.

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning

Services Department,

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Priory Road,

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SERVICES DEPARTMENT**

Reason: To ensure a comprehensive scheme and also 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, more specific details (including means of construction) of the proposed 2 metre high acoustic fence along the northern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme of screening as may be approved shall be completed, to the reasonable satisfaction of the Local Planning Authority, before occupation of the dwelling upon plot 1.

Reason: To safeguard the residential amenity of future occupiers.

- 6 The design of the dwelling on plot 1 shall be such that noise sensitive rooms (bedrooms and living rooms) are away from the side of the dwelling closest to the village hall.

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity to the village hall.

- 7 Before any of the accesses are commenced to be used, provision shall be made within the respective plots served by that access for a motor vehicle to turn to enable it to enter and leave the highway in forward gear. Such provision shall be to the reasonable satisfaction of the Local Planning Authority.

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

- 8 Before any of the accesses are commenced to be used the existing hedge shall for the whole of the sites frontage be lowered to a height not exceeding 0.6 metres above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow

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of traffic using this stretch of Cranesgate.

- 9 Development shall not commence until the acoustic measures detailed in the noise assessment report numbered TM/J250/4555 dated 28th November 1995; namely (a) the provision of secondary glazing on the kitchen window facing the development (b) the installation of acoustic seals to the external kitchen door (c) the provision of a ventilation system and (d) the provision of an electronic noise controller have been installed within the village hall situated to the north east, to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the residential amenity of future occupiers.

Your attention is drawn to the fact that this Authority has recently adopted as policy the Lincolnshire Design Guide. It is therefore the expectation of the Authority that the appearance/design of the dwellings should be of appropriate high standard, reflecting the traditional building character of the rural locality.

Director of Housing and Planning Services

17 MAY 1999

H23/0282/99

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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Location : Cranesgate Whaplode St Catherine
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**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,
 - X (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 X 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:
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Reason: The application was submitted in outline only.

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Reason: To ensure a comprehensive scheme and also 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.

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Reason: To safeguard the residential amenity of future occupiers.

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

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of traffic using this stretch of Cranesgate.

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N/A Reason: To safeguard the residential amenity of future occupiers.

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Lincolnshire Design Guide?

Director of Housing and Planning Services
17 MAY 1999

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LNS 17-S-99.