

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/0595/98

Received: 11-JUN-98 Type: OUTLINE

Name: Les Johnson Ltd
High Road
Whaplode
Spalding
Lincolnshire

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

Description: Residential development

Location : High Road Whaplode
Spalding Lincolnshire

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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 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 the access is 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.

- 6 The vehicular access shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of High Road; and the effective width of the access at the inner tangent points shall be 5 metres.

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 The access for the first 5 metres of its length, shall be suitably hardened in accordance with details to be submitted to and approved in writing by 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.

- 8 No more than 5 dwellings shall be built on the site where served by a private drive.

Reason: To reduce the impact on the busy A151 road due to restricted visibility, in the interests of highway safety.

- 9 Before the commencement of development, an assessment shall be undertaken to the reasonable satisfaction of the Local Planning Authority of the degree of possible contamination of the site. Such assessment, which shall be submitted to and approved in writing by the Local Planning Authority, shall identify not only the degree of contamination but also remedial action necessary to safeguard the future occupiers of the dwellings on the site and the dwellings themselves and any uses or occupiers of neighbouring land, in respect of that contamination. In addition the identified remedial measures shall be undertaken in total to the reasonable satisfaction of the Local Planning Authority before the commencement of development.

Reason: In the interests of residential amenity.

- 10 Before the occupation of any of the dwellings, the existing buildings and structures on the site and the adjacent land shown in blue on the

submitted plans shall be demolished and the resultant rubble removed from the site and the said adjacent land or, alternatively, used in the construction of the development, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

- 11 The disposal of foul sewage shall be by way of a package sewage treatment plant.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Your attention is drawn to the expectation of the Local Planning Authority that the design and layout of the development shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas which the Authority has adopted as policy.

Your attention is drawn to the view of the County Highways Authority that visibility at the point of access to High Road is restricted and therefore unsuitable to accommodate development served off an adoptable road.

Director of Housing and Planning Services
06-AUG-98 H23/0595/98

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

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Spalding Lincolnshire

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03-AUG-98

Checked *W. 4/8/98*.....

Authorised to issue (inc Delegation)..... *G/S/98*

DS: Do you want CBS note adding on (on pink sheet)?

NOTE

YOUR ATTENTION IS DRAWN TO THE VIEW OF THE COUNTY HIGHWAYS AUTHORITY THAT VISIBILITY AT THE POINT OF ACCESS TO HIGH ROAD IS RESTRICTED AND THEREFORE UNSUITABLE TO ACCOMMODATE DEVELOPMENT SAVED OFF AN ADJACENT ROAD.