

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

S O U T H

H O L L A N D
DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/0755/99

Received: 28-JUL-99

Type: OUTLINE

Name: A Naylor
3 Abbots Gardens
Whaplode
Spalding
Lincs

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

Description: Residential development

Location : Roman Bank Saracens Head
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:

- 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) and also plot delineation and footprints of dwellings for the whole of the site, shall be submitted to and approved in writing by the Local

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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 No trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 6 The existing frontage hedge (apart from the access points) shall be retained at a height of at least 1.8 metres and in the event of the existing hedge dying it shall be replaced within 6 months by the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years, beginning with the date of completion of planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.

Reason: To preserve the existing visual amenities of Roman Bank.

- 7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

- 8 Before development is commenced details shall be submitted satisfactorily demonstrating that ground conditions (in terms of the structure and drainage of the soil) are suitable to accommodate

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spectic tanks. If this cannot be proven a package treatment plant(s) shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupiers.

- 9 Before development is commenced details of lighting in respect of the private driveway shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully installed before occupation of any dwelling.

Reason: To ensure a satisfactory development, in the interests of the amenities of future occupants of the dwellings.

- 10 Prior to occupation, provision shall be made within each plot, 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.

- 11 Before any dwelling is commenced a footway shall be provided in a position behind the existing hedgerow in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of passage on foot for residents and their visitors.

The determined plans are:-

Site Location Plan received on 28 Jul 99.

The site forms part of a sensitive and important area within the centre of the village and a Development Brief has therefore been prepared for the area. Discussions should therefore be undertaken with the District Council before preparation of any detailed scheme.

The applicant is informed that the existing Ash tree along the site's frontage is the subject of Saracens Head Tree Preservation Order No. 2, 1994. As such, consent will be required from the Local Planning Authority for any work carried out to it.

The applicant is reminded that details relating to the number/layout of plots, means of access, etc. are all reserved for subsequent approval.

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22 SEP 1999

H23/0755/99

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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Description: Residential development

Location : Roman Bank Saracens Head
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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,
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Reason: The application was submitted in outline only.

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Planning Authority.

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

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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spectic tanks. If this cannot be proven a package treatment plant(s) shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupiers.

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Reason: To ensure a satisfactory development, in the interests of the amenities of future occupants of the dwellings.

- X 10 ~~Before any of the accesses are commenced to be used,~~ ^{prior to occupation,} provision shall be made within each plot, 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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Director of Housing and Planning Services
20 SEP 1999

H23/0755/99

✓ 8/2/99

URS 21/9/99