FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/1182/95 Received:20-DEC-95 Type:OUTLINE

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

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Demolish existing cottages and erect three detached dwellings, including siting (plot one only)
Location : Cranesgate Whaplode St Catherine
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 (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.

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

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

which development of the land is commenced. The trees, shrubs or busnes 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 of traffic using this stretch of Cranesgate.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

The appearance/design of the dwellings should be of appropriate high standard, reflecting the traditional building character of the rural locality.

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.

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SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
02-MAY-96 H23/1182/95

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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Town and Country Planning Act etc

DRAFT PERMISSION

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Millgate House
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4 Princes Street
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Description: Demolish existing cottages and erect three detached dwellings, including siting (plot one only)
Location : Cranesgate Whaplode St Catherine
Spalding Lincs

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 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 ~~(excluding plot 1)~~, 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 ~~and also siting in respect of plots 2 and 3,~~ shall be submitted to and approved by the Local Planning Authority.

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 access is commenced to be used, provision shall be made within ~~the~~ THE RESPECTIVE PLOTS SITES BY THAT MEANS 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. SUCH PROVISION SHALL BE TO THE REASONABLE SATISFACTION OF THE LPA.

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~~ IS commenced to be used the existing hedge shall for the whole of the sites frontages 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 of traffic using this stretch of Cranesgate.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

The appearance/design of the dwellings should be of appropriate high standard, reflecting the traditional building character of the rural locality.

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.

16-APR-96

AD check..... 25/4

Authorised to issue (inc Delegation)..... 29/4