



Town and Country Planning Act 1990

Planning Permission

Reference: H01/0634/01

Received: 23-MAY-01

Type: PERMISSION RENEWAL

Name: R L Biggs
The Limes
Footes Drove Farm
Cowbit
Spalding Lincs

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

Description: Use of land as 4 residential building plots (Renewal of
outline application H01/0909/98)

Location : Stonegate Cowbit

**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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 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;
 - (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 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.

- 4 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.

- 5 The gradient of the vehicular accesses shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of Stonegate, and thereafter not steeper than 1:10.

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.

- 6 The existing frontage hedge shall be retained at a height of at least 1.2 metres along the boundary of the site apart from at the access points and in the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 10 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary, the hedge shall be allowed to reach a height of at least 1.2 metres.

Reason: In the interests of the visual amenity of the street scene.

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.

The applicant is advised that this permission is effectively for a single dwelling. Three of the four plots permitted by the original outline permission have been developed.

SALLY WALTHAM

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

Director of Housing & Planning Services

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Director of Housing and Planning Services

16 JUL 2001

H01/0634/01

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

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Location : Stonegate Cowbit

**South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):**

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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 - (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;
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Reason: The application was submitted in outline only.

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Director of Housing and Planning Services
10 JUL 2001

H01/0634/01

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