SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H02/0639/97 Received:16-SEP-97 Type:OUTLINE

Name: Environment Agency
Regional Estates Surveyor
Kingfisher House, Goldhay Way
Orton Goldhay
Peterborough PE2 5ZR

Agent: Environment Agency
Regional Estates Surveyor
Kingfisher House, Goldhay Way
Orton Goldhay
Peterborough PE2 5ZR

Description: Proposed single detached domestic dwelling

Location : Land at West Bank Crowland
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 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) 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 five 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.

SOUTH HOLLAND DISTRICT COUNCIL

4 There shall be no direct means of vehicular or pedestrian access to the permitted building from West Bank.

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.

5 No part of any wall, hedge or fence shall, on the sites frontage to West Bank, exceed 0.6 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 The submitted landscaping scheme shall make provision for the retention of existing hedgerows.

Reason: To safeguard the amenities of the locality.

The applicant is advised that the final development should be appropriate for this location in terms of design, massing and materials. The dwelling should be designed so as to minimise the effect on existing dwellings and the possibility of retaining the existing timber and pantile building on site should be explored.

Director of Housing and Planning Services
20-NOV-97 H02/0639/97

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.

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H02/0639/97 Received:16-SEP-97 Type:OUTLINE

Name: Environment Agency
Regional Estates Surveyor
Kingfisher House, Goldhay Way
Orton Goldhay
Peterborough PE2 5ZR

Agent: Environment Agency
Regional Estates Surveyor
Kingfisher House, Goldhay Way
Orton Goldhay
Peterborough PE2 5ZR

Description: Proposed single detached domestic dwelling

Location : Land at West Bank Crowland
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 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.

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 five 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 There shall be no direct means of vehicular or pedestrian access to the permitted building from West Bank.

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.

5 No part of any wall, hedge or fence shall, on the sites frontage to West Bank, exceed 0.6 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

Reason: To ensure that crivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 The submitted landscaping scheme shall make provision for the retention of existing hedgerows.

Reason: To safeguard the amenities of the locality.

The applicant is advised that the final development should be appropriate for this location in terms of design, massing and materials. The dwelling should be designed so as to minimise the effect on existing dwellings and the possibility of retaining the existing timber and pantile building on site should be explored.

17-NOV-97 Checked ...[illegible]...

Authorised to issue (inc Delegation)...[illegible]...