SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H04/0296/00 Received: 10-MAR-00 Type: OUTLINE

Name: Mrs J M Hutson
19 Town Dam Lane
Donington
Spalding
Lincolnshire PE11 4TP

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: One building plot

Location : Land to rear of 19 Town Dam Lane Donington
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:

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;
(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

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HOUSING & PLANNING SERVICES DEPARTMENT

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 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

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 access road details to be submitted shall provide for a non-gravelled surface in the interests of preventing nuisance to adjacent property.

The determined plans are:-
1:2500 location plan received 10 March 2000.

The applicant is advised that the access should be by means of a private carriageway to be designed and constructed in accordance with the standards set out for such works in the Lincolnshire Design Guide for Residential Areas.

Director of Housing and Planning Services
30 MAY 2000

H04/0296/00

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

Reference H04/0296/00 Received: 10-MAR-00 Type: OUTLINE

Name: Mrs J M Hutson
19 Town Dam Lane
Donington
Spalding
Lincolnshire PE11 4TP

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: One building plot

Location : Land to rear of 19 Town Dam Lane Donington
Spalding Lincolnshire

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 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 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

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 access road details to be submitted shall provide for a non-gravelled surface in the interests of preventing nuisance to adjacent property.

The determined plans are:- 1/2500 Location plan. - 10/3/00

Director of Housing and Planning Services
25 MAY 2000

H04/0296/00

What about Jan Sharpe's condition on pink re: Design Guide?

Note The applicant is advised that the access shall be by means of a Private Carriageway to be designed and constructed in accordance with the standards set out for such roads in the Lincolnshire Design guide for Residential Areas.