

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

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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: H04/0589/00

Received: 10-MAY-00 Type: OUTLINE

Name: Mr Cotton
The Copse
Northorpe Road
Donington, Spalding
Lincolnshire. PE11 4XU

Agent: Mr Cotton
The Copse
Northorpe Road
Donington, Spalding
Lincolnshire. PE11 4XU

Description: Residential development.

Location : The Queen Inn 49 Station Street
Donington Spalding

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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Director of Housing & Planning Services

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**HOLLAND
DISTRICT COUNCIL**

**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 Before the accesses are 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 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 in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by 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.

- 6 The site shall be developed with no more than 3 plots and the types of dwelling shall be bungalows only.

Reason: In the interests of the residential amenities of the surrounding dwellings by way of preventing overlooking and the residential amenities of the dwelling on the development site by way of insulating them from the activities of the Queen Public House.

- 7 Before any dwellings are occupied a 2.0m acoustic fence on the boundary with "The Queen Public House" shall be erected in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

The determined plans are:-

1:2500 site location plan received on 10 May 00.

Dwg no. 115/00/01 received on 13 Sep 00.

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The site is located to the rear of an operating Public House which will have the ability to cause noise disturbance to the site. It is therefore important that the development of the site takes this into account in terms of design and the layout and arrangement of noise sensitive rooms within the proposed dwelling(s). A garage block on the boundary with the public house will be expected to offer increased noise protection.

Director of Housing and Planning Services

23 OCT 2000

H04/0589/00

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 H04/0589/00

Received: 10-MAY-00 Type: OUTLINE

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Description: Residential development.

Location : The Queen Inn 49 Station Street
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that permission has been granted (or equiv)
on the following condition(s):**

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The determined plans are:-

115/00/01 13-9-00
1:2500 Site location plan 10-5-00

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Director of Housing and Planning Services
19 OCT 2000

H04/0589/00

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19/10.
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