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Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H04/0669/02

Received: 07-AUG-02

Type: OUTLINE

Name: Lincolnshire Wildlife Trust
Banovallum House
Manor House Street
Horncastle
Lincs LN9 5HF

Agent: Brown & Co
18 South Street
Boston
Lincs
PE21 6HE

Description: Demolish existing dwelling and rebuild plus alteration of vehicle access

Location : The Yews Quadring Road
Donington

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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 Within 3 months of the date the dwelling hereby permitted is occupied, the existing cottage on the site shall be demolished and rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

- 5 Before the dwelling is demolished a scheme for the conversion of the agricultural land to pasture land with native hedges shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of hedgerow positions, species mix and planting distances. The approved details shall be implemented before any dwelling built on the land edged red on the plan accompanying the planning application is occupied.

Reason: In the interests of nature conservation and countryside character.

- 6 Prior to the commencement of development the applicant shall submit to and have approved in writing by the Local Planning Authority details of a scheme for the archaeological recording of the building on site. The details of recording shall be submitted to and approved in writing by the Local Planning Authority before the building is demolished.

Reason: To preserve historic fabric by record before demolition.

- 7 The development shall be carried out in accordance with the approved flood risk assessment.

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Reason: In the interests of reducing the risk of flooding.

Note(s):

The determined plans are:
Dwg. no. 02:14:2 received 7 August 2002.

The development hereby permitted 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.

Your attention is drawn to Policy H6 of the First Deposit Draft of the South Holland District Local Plan to 2011 which relates to replacement dwellings.



Head of Planning & Development
05 MAR 2003

H04/0669/02

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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Donington

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

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 - (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.

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Reason: The application was submitted in outline only.

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Head of Planning & Development
25 FEB 2003

H04/0669/02

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1/1/03 4/3/03