Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

COPY

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H04/0326/00 Received: 16-MAR-00 Type: RESERVED MATTERS

Name: Mowbray & Son Ltd
Market Place
Swineshead
Boston
Lincolnshire

Agent: Barry Johnson Architect
16 Main Ridge West
Boston
Lincolnshire

Description: Erect 3 terraced dwellings.

Location : Station Street Donington
Spalding Lincolnshire

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before any development commences, the applicant shall submit to and have had approved in writing by the Local Planning Authority the following:
a) Revised plans showing the incorporation of chimneys on the dwellings.
b) Details of a scheme of illumination for the shared driveway.
c) More precise details of the materials to be used for external walls and roofs.
The development shall be completed in accordance with the approved plans and details.

Reason: To ensure satisfactory development for this part of the Donington Conservation Area.

2 All external doors, windows and joinery shall be constructed of timber and receive a painted finish and top hung windows shall not be used on the front elevation of the dwellings.

Reason: To ensure development for this part of the Donington Conservation Area.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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.

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The determined plans are:-
Dwg. No.s 972/A/10/A, 972/A/11/A, 1:500 block plan and 1:2500 location plan received 16 March 2000.

Head of Planning & Development
30 MAY 2000 H04/0326/00

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.

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H04/0857/98 Received:03-SEP-98 Type:OUTLINE

Name: Mrs J M Brown
41 Station Street
Donington
Spalding
Lincs

Agent: Barnhay Design Services
The Limes
Cowbridge
Boston
Lincs PE22 7AY

Description: Residential development

Location : 39 Station Street Donington
Spalding 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 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;

Reason: The application was submitted in outline only.

3 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.

4 Before the proposed development is commenced a satisfactory access shall be provided into the site which overcomes the regrading of the footway, the relocation of a street light and telegraph pole and the replacement

of a roadside barrier, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a safe and adequate access is provided.

5 The access shall be a minimum of 4.1m wide between any walls.

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 development shall be substantially in accordance with the details submitted with this application.

Reason: To ensure a satisfactory development appropriate for this Conservation Area location.

7 The access drive shall be hardsurfaced, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before the dwellings are occupied.

Reason: To ensure a satisfactory development.

8 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

9 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 by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to 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.

This permission is granted in accordance with the application submitted as revised by the amended plans received on 8th February 1999 by the Local Planning Authority.

The applicant is reminded that separate Conservation Area Consent will be required prior to the demolition of the building on site.

The applicant is advised that the final development should incorporate chimneys in the design of the dwelling..

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
03-MAR-99 H04/0857/98

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.

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: H04/0857/98 Received:03-SEP-98 Type:OUTLINE

Name: Mrs J M Brown
41 Station Street
Donington
Spalding
Lincs

Agent: Barnhay Design Services
The Limes
Cowbridge
Boston
Lincs PE22 7AY

Description: Residential development

Location : 39 Station Street Donington
Spalding 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 The following matters are reserved for subsequent 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;

Reason: The application was submitted in outline only.

3 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.

4 Before the proposed development is commenced a satisfactory access shall be provided into the site which overcomes the regrading of the footway, the relocation of street light and telegraph pole and replacement of

roadside barrier, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a safe and adequate access is provided.

5 The access shall be a minimum of 4.1m wide between any walls.

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 development shall be substantially in accordance with the details submitted with this application.

Reason: To ensure a satisfactory development appropriate for this Conservation Area location.

7 The access drive shall be hardsurfaced, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before the dwellings are occupied.

Reason: To ensure a satisfactory development.

8 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

9 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 by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to 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.

This permission is granted in accordance with the application submitted as revised by the amended plans received on 8th February 1999 by the Local Planning Authority.

The applicant is reminded that separate Conservation Area Consent will be required prior to the demolition of the building on site.

The applicant is advised that the final development should incorporate chimneys in the design of the dwelling.

26-FEB-99

Checked .....

Authorised to issue (inc Delegation).....