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

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/0038/99 Received: 18-JAN-99 Type:OUTLINE

Name: Mr J F Hook, Mrs B Hook &
Mr G J Cox
"Weldon", Cross Street
Fleet Road, Holbeach
Spalding, Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Use of the land as 2 residential building plots

Location : Cross Street Fleet Road
Holbeach 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:

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;
(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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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 The dwellings shall be of a single storey construction with none of their habitable accommodation contained within the roof space.

Reason: In the interests of visual amenity.

5 Prior to the construction of the westernmost dwelling, the existing buildings on the site shall be demolished, the resultant rubble removed from the site and the exposed gable of the adjoining frontage brick building made good, all to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visualamenity.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Your attention is drawn to the fact that this Authority has adopted as policy the Lincolnshire Design Guide for Residential Areas and, therefore, it is the expectation of this Authority that the development should be of an appropriately high standard.

Director of Housing and Planning Services
25 MAR 1999

H05/0038/99

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 H05/0038/99 Received: 18-JAN-99 Type: OUTLINE

Name: Mr J F Hook, Mrs B Hook & Mr G J Cox
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Spalding, Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Use of the land as 2 residential building plots

Location : Cross Street Fleet Road
Holbeach 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;
(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 The dwellings shall be of single storey construction with none of their habitable accommodation contained within the roof space.

Reason: In the interests of visual amenity.

5 Prior to the construction of the westernmost dwelling, the existing buildings on the site shall be demolished, the resultant rubble removed from the site and the exposed gable of the adjoining frontage brick building made good, all to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

YOUR ATTENTION IS DRAWN TO THE FACT THAT THIS AUTHORITY HAS ADOPTED AS POLICY THE UNCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS AND THEREFORE IT IS THE EXPECTATION OF THIS AUTHORITY THAT THE DEVELOPMENT SHOULD BE OF AN APPROPRIATELY HIGH STANDARD.

Director of Housing and Planning Services
15 MAR 1999

H05/0038/99