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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/0375/02 Received: 28-MAR-02 Type: OUTLINE

Name: Mr M C Stubley
c/o Field House
Old Main Road
Fleet Hargate
Spalding Lincs PE12 8LL

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

Description: Demolition of existing detached house & outbuildings & erection of replacement dwelling with double garage

Location : Fleet House 15 Fleet Road
Holbeach

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.

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Priory Road
Spalding
Lincolnshire
PE11 2XE

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

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Reason: The application was submitted in outline only.

3 Prior to the demolition of the existing dwelling a survey shall be undertaken by a competant person to establish the likely presence of bats. The survey shall be submitted to and approved in writing by the Local Planning Authority and shall detail what measures are to be undertaken to conserve the habitats of the bats and to protect the bats themselves (assuming their presence is established) in consultation with English Nature.

Reason: In the interests of nature conservation and because bats are a protected species under the wildlife and Countryside Act 1981.

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

Reason: The site is in an 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 The three preserved trees on site shall be protected during the course of construction in accordance with British Standard 5837:1991. Moreover, measures for protection in accordance with that standard shall be implemented prior to the storage of materials, the commencement of work on site or excavation of services and maintained until the completion of the development.

Reason: In the interest of the preservation of the protected trees on site.

6 A two-storey building only shall be erected (two storey does not include chalet bungalow).

Reason: To ensure that the new building is in keeping with the character of the locality and makes a positive contribution within the street scene.

The determined plans are:
Location plan received on 28 Mar 02.

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Having regard to the ature and character of the existing dwelling and its relationship with adjoining development, any replacement must be sensitively designed and located within the plot in order to satisfactorily address those issues.

Head of Planning & Development
07 JUN 2002 H05/0375/02

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H05/0375/02 Received: 28-MAR-02 Type: OUTLINE

Name: Mr M C Stubley
c/o Field House
Old Main Road
Fleet Hargate
Spalding Lincs PE12 8LL

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

Description: Demolition of existing detached house & outbuildings & erection of replacement dwelling with double garage

Location : Fleet House 15 Fleet Road
Holbeach

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 Prior to the demolition of the existing dwelling a survey shall be undertaken by a competant person to establish the likely presence of bats. The survey shall be submitted to and approved in writing

by the Local Planning Authority and shall detail what measures are to be undertaken to conserve the habitats of the bats and to protect the bats themselves (assuming their presence is established) in consultation with English Nature.

Reason: In the interests of nature conservation and because bats are a protected species under the wildlife and Countryside Act 1981.

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

Reason: The site is in an 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 The three preserved trees on site shall be protected during the course of construction in accordance with British Standard 5837:1991. Moreover, measures for protection in accordance with that standard shall be implemented prior to the storage of materials, the commencement of work on site or excavation of services and maintained until the completion of the development.

Reason: In the interest of the preservation of the protected trees on site.

6 A two-storey building only shall be erected (two storey does not include chalet bungalow).

Reason: To ensure that the new building is in keeping with the character of the locality and makes a positive contribution within the street scene.

The determined plans are:
Location plan received on 28 Mar 02.

Having regard to the ature and character of the existing dwelling and its relationship with adjoining development, any replacement must be sensitively designed and located within the plot in order to satisfactorily address those issues.

S Williams

Head of Planning & Development
07 JUN 2002

7-6-02

H05/0375/02

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
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Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H05/1013/02 Received: 11-SEP-02 Type: RESERVED MATTERS

Name: Tudor Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs. PE13 1NB

Description: Erection of house and detached garage, including second floor accommodation and front dormers (outline application H05/0375/02)

Location : 15 Fleet Road Holbeach

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 development is commenced precise details of the external material to be used for the roof (including manufacturer and type) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the new roofing material is in keeping with the locality.

2 Before development is commenced, details of the construction of the driveway shall be submitted to and approved in writing by the Local Plannng Authority.

Reason: To ensure that the driveway is constructed so as not to damage the roots of the nearby preserved trees.

The determined plans are:
Amended dwg.nos. 2749-1A and 2749-2A received 4 October 2002.

Your attention is drawn to the need to comply with Conditions on the outline planning permission (Ref: H05/0375/02) requiring a bat survey prior to demolition of the existing dwelling and also the protection of existing Beech and Yew trees upon the site which are the subject of Fleet Tree Preservation Order No. 9/2002.

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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.

Head of Planning & Development
27-NOV-02

H05/1013/02

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.

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