SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/0433/95 Received:11-MAY-95 Type:OUTLINE

Name: Mrs M Cheer, R H Fletcher Esq and Mrs Fletcher
c/o Brown & Co
Mansfield House, Northgate
Sleaford Lincs NG34 7DA

Agent: Brown & Co
Mansfield House
Northgate
Sleaford
Lincs NG34 7DA

Description: Erect three detached dwellings

Location : Land off Hallgate Fleet
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 any development is commenced, details showing landscaping (including details of positions, height on planting and species of trees and shrubs), plot delineation and dwelling footprints for the whole of the site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

4 The approved scheme of landscaping and/or screening shall be carried out

MRS 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)

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.

5 Before any of the proposed dwellings are commenced a footway shall be constructed behind a verge along the whole of the site's frontage in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe passage on foot for the residents and their visitors.

The applicants are advised that plot delineation shown on the submitted plan is indicative only and that this is a "reserved matter".

The site immediately abuts Fleet Conservation Area and the development should therefore preserve or enhance the character or appearance of the locality. More precisely, the development should have a varied plot width/building line and should be well landscaped, including indigenous hedging along the eastern and southern boundaries. The dwellings should have a rural/cottage idiom and should reflect the traditional building character of the area.

The applicants are informed that the building is immediately to the north of the site is a village hall, albeit presently disused. The layout and design of the dwellings should take this into consideration, to protect the residential amenity of future occupiers.

Director of Housing and Planning Services
05-JUL-95 H05/0433/95

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.

MRS 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

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Agent: Brown & Co
Mansfield House
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Lincs NG34 7DA

Description: Erect three detached dwellings

Location : Land off Hallgate Fleet
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 any development is commenced, details showing landscaping (including details of positions, height on planting and species of trees and shrubs), plot delineation and dwelling footprints for the whole of the site, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

4 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.

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30-JUN-95 AD check.....

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