

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

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S O U T H

H O L L A N D
DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/0804/99

Received: 10-AUG-99

Type: OUTLINE

Name: Exec late Mrs E Grummitt
c/o Messrs Crust Solicitors
64 Pinchbeck Road
Spalding
Lincs.

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

Description: Demolition of existing farm buildings & erection of 2
detached dwellings with garages
Location : Pt. OS. No 2982 Mill Lane Gedney Hill
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:**

- 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 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 Before any new dwelling is commenced the existing buildings on the site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the locality.

- 5 Before the accesses are 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.

- 6 Before development is commenced details of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. If a septic tank is to be utilised details shall be submitted satisfactorily demonstrating that ground conditions (in terms of the structure and drainage of the soil) are suitable.

Reason: To ensure a satisfactory development, in the interests of the amenities of future occupiers.

The determined plans are:-

1:2500 plan received on 10 Aug 99.

The permitted development will require the provision of new vehicular access crossings. 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.

This Authority has adopted as policy the Lincolnshire Design Guide for residential areas. It is, therefore, the expectation of the Council that the appearance of the development shall be of an appropriate high standard. The siting and design of the dwellings should preserve/enhance the setting of the adjoining mill, which is Grade II Listed.

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SERVICES DEPARTMENT**

Director of Housing and Planning Services

05 OCT 1999

H05/0804/99

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
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on the following condition(s):**

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 - (a) the expiration of five years from the date of this permission,
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LNS 6-10-99,

