FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0273/98 Received:11-MAR-98 Type:OUTLINE

Name: Mr R Fines
Cherry Tree Farm
Gedney Drove End
Spalding
Lincs PE12 0PD

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erection of two residential dwellings, plus farm access

Location : Adj. Fairfields, Dawsmere Road Gedney Drove End 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 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 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

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)

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Notwithstanding the details submitted, the access to the proposed plots and field shall be sited in the centre of the site's frontage.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway.

5 Before the proposed drives are commenced to be used, provision shall be made within the curtilages of the respective plots 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 The gradient of the vehicular access shall not be steeper than 1/20 for a distance of 6 metres from the nearside edge of the carriageway of Dawsmere Road, and thereafter not steeper than 1/10.

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.

Your attention is drawn to the fact that for the purposes of clarity and because vehicular access has not been treated as a matter to be determined at the outline stage, the submitted plan has been treated as indicative only, insofar as it relates to vehicular access.

Director of Housing and Planning Services
06-MAY-98 H06/0273/98

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.

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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Lincs PE12 7AP

Description: Erection of two residential dwellings, plus farm access

Location : Adj. Fairfields, Dawsmere Road Gedney Drove End
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;
(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 Notwithstanding the details submitted the access to the proposed plots shall be sited and field in the centre of the site's frontage.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway ~~as indicated on the attached plan (drawing no 7/1991/1 dated 11th March 1998).~~

5 Before the proposed drives 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 The gradient of the vehicular access shall not be steeper than 1/20 for a distance of 6 metres from the nearside edge of the carriageway of Dawsmere Road, and thereafter not steeper than 1/10.

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

27-APR-98 Checked 28/4 8/4/4

Authorised to issue (inc Delegation). 28/4

YOUR ATTENTION IS DRAWN TO THE FACT THAT FOR THE PURPOSES OF CLEAN AIR ACT THE PROPOSED [illegible] HAS NOT BEEN TREATED AS A [illegible] HAS BEEN AT THE OUTLINE STAGE, THE [illegible] TREATED AS [illegible] TO DEAL WITH ANY ESE.