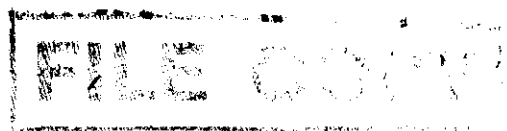


SALLY WALTHAM
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Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0424/99

Received: 28-APR-99

Type: OUTLINE

Name: Mr T Young
17 Rembrandt Way
Walton on Thames
Surrey
KT12 3SH

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Erect two new dwellings with detached garages

Location : Churchgate Gedney
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 Details submitted pursuant to condition 2 above shall include full details of ground conditions (in

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

terms of the structure and drainage of the soil) in order to assess that the site can achieve long term levels of performance for the proposed septic tank, in accordance with Policy E15 of the South Holland District Local Plan.

Reason: In order to conserve and enhance the water environment and to protect ground waters from pollution.

- 4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

In the event that the details submitted in accordance with Condition 3 prove unacceptable, a package sewage treatment plant will be required.

The applicant is reminded of the need to adhere to the guidelines set out in the Lincolnshire Design Guide when ultimately designing the dwellings.

Director of Housing and Planning Services

21 JUN 1999

H06/0424/99

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 H06/0424/99

Received: 28-APR-99 Type: OUTLINE

Name: Mr T Young
17 Rembrandt Way
Walton on Thames
Surrey
KT12 3SH

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Erect two new dwellings with detached garages

Location : Churchgate Gedney
 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 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 Details submitted pursuant to condition 2 above shall include full details of ground conditions (in

terms of the structure and drainage of the soil) in order to assess that the site can achieve long term levels of performance for the proposed septic tank, in accordance with Policy E15 of the South Holland District Local Plan.

Reason: In order to conserve and enhance the water environment and to protect ground waters from pollution.

- 4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

NOTES

- 1/ In the event that the details submitted in accordance with Condition 3 prove unacceptable, a package sewage treatment plant will be required.
- 2/ The applicant is reminded of the need to adhere to the guidelines set out in the Lincolnshire Design Guide when ultimately designing the dwellings.

Director of Housing and Planning Services
17 JUN 1999

H06/0424/99

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ums 18/6/99.