SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0575/02 Received: 20-MAY-02 Type: PERMISSION RENEWAL

Name: Mr T Young
Cardon House
Rectory Lane
Gedney
Lincs PE12 0BU

Agent: Mr T Young
Cardon House
Rectory Lane
Gedney
Lincs PE12 0BU

Description: Erect two dwellings with detached garages (Renewal of outline application H06/0424/99)

Location : Churchgate Gedney

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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.

Council Offices
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Reason: The application was submitted in outline only.

3 Details submitted persuant 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 interest of road safety.

5 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

Note(s):

The determined plans are:
Dwg no. 1459/AB1 received 28 April 1999.
Archaeological Evaluation Report (dated September 2002) received 14 October 202.
Flood Risk Assessment received 18 November 2002.

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

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The applicant is reminded of the need to adhere to the guidelines set out in the Lincolnshire Design Guide and also the proximity to Gedney Church (Grade I Listed) when ultimately designing the dwellings.

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
12 MAR 2003

H06/0575/02

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 H06/0575/02 Received: 20-MAY-02 Type: PERMISSION RENEWAL

Name: Mr T Young
Cardon House
Rectory Lane
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Lincs PE12 0BU

Agent: Mr T Young
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Lincs PE12 0BU

Description: Erect two dwellings with detached garages (Renewal of outline application H06/0424/99)

Location : Churchgate Gedney

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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(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.

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(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.

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

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Head of Planning & Development
06 MAR 2003

H06/0575/02