FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0903/98 Received:11-SEP-98 Type:PERMISSION RENEWAL

Name: Mr R Foskett
c/o Status Design
2 Edinburgh Walk
Holbeach
Spalding Lincs PE12 7AP

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

Description: Residential development - 3 plots, inc. means of access (renewal of H06/1144/95)
Location : Post Office Lane Gedney Drove End Spalding Lincs

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 approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(i) 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.
(ii) Siting, design and means of construction of the vehicular turning area.
(iii) 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.

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before development is commenced full details of construction (including surfacing) of that section of Post Office Lane within the application site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the amenities of future residents and also highway safety.

5 Before the commencement of the construction of the dwellings hereby approved the turning area shall be provided, and that section of Post Office Lane within the application site improved and surfaced, in accordance with the approved details. Such works shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory access to the site.

6 Before development is commenced a scheme of street lighting for the proposed roadway shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented and made operational before any of the dwellings are occupied.

Reason: In the interests of the amenities of the future occupants of the proposed dwellings.

7 The development shall not be commenced until details of an investigation of the potential for landfill gas generation and migration has been submitted to and approved in writing by the Local Planning Authority. Before occupation, any remedial action required shall be taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

For the avoidance of doubt, this permission does not include the actual positions and types of dwellings shown on the 1:200 Block Plan submitted with the application. The dwellings should preferably be single storey to ensure that the residential amenity of neighbouring property is not adversely affected.

In accordance with the provisions of the Lincolnshire Design Guide the development should be of an appropriate high standard and sympathetic to its surroundings.

The landscaping scheme should include the retention of existing trees upon the site as far as possible and should also make provision for indigenous hedging (eg hawthorn) fronting Post Office Lane.

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

Director of Housing and Planning Services
23-NOV-98 H06/0903/98

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.

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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Description: Residential development - 3 plots, inc. means of access (renewal of H06/1144/95)
Location : Post Office Lane 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:
(i) 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.
(ii) Siting, design and means of construction of the vehicular turning area.
(iii) 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 Before development is commenced full details of construction (including surfacing) of that section of Post Office Lane within the application site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the amenities of future residents and also highway safety.

5 Before the commencement of the construction of the dwellings hereby approved the turning area shall be provided, and that section of Post Office Lane within the application site improved and surfaced, in accordance with the approved details. Such works shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory access to the site.

6 Before development is commenced a scheme of street lighting for the proposed roadway shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented and made operational before any of the dwellings are occupied.

Reason: In the interests of the amenities of the future occupants of the proposed dwellings.

7 The development shall not be commenced until details of an investigation of the potential for landfill gas generation and migration has been submitted to and approved in writing by the Local Planning Authority. Before occupation, any remedial action required shall be taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

For the avoidance of doubt, this permission does not include the actual positions and types of dwellings shown on the 1:200 Block Plan submitted with the application. The dwellings should preferably be single storey to ensure that the residential amenity of neighbouring property is not adversely affected.

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The landscaping scheme should include the retention of existing trees upon the site as far as possible and should also make provision for indigenous hedging (eg hawthorn) fronting Post Office Lane.

19-NOV-98

Checked .....

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