

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/1046/99

Received: 29-OCT-99

Type: OUTLINE

Name: Mr & Mrs Clarkson
Little Chestnuts
Main Road
Gedney Drove End
Spalding, Lincs

Agent: Messrs R Longstaff & Co
2 West End
Holbeach
Spalding
Lincs. PE12 7LW

Description: Erection of a dwelling and garage.

Location : Adj to Little Chestnuts Main 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:

- 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;

Reason: The application was submitted in outline only.

- 3 Before development is commenced, a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161

Fax: (01775) 710772

S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

- (i) Details of position, species and planting height of any new planting.
- (ii) Details of which of the existing trees/hedges are to be retained or removed.

Reason: The application was submitted in outline only.

- 4 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.

- 5 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

- 6 Before the access is 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.

- 7 Before any development is commenced, a scheme to provide screening along the eastern boundary including details of height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

- 8 Before development is commenced details shall be submitted to the Local Planning Authority satisfactorily demonstrating that ground conditions (in terms of the structure and drainage of the soil) are suitable to accommodate a septic tank. If this cannot be proven a package treatment plant shall be installed, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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

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SERVICES DEPARTMENT**

The determined plans are:-

1:2500 plan received on 20th October 1999.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pote Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The access should be positioned, as far as possible, to ensure the retention of the horsechestnut trees fronting the site. The existing frontage hedge (apart from the access point) should be retained as part of the landscaping scheme.

Director of Housing and Planning Services

11 JAN 2000

H06/1046/99

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**

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that permission has been granted (or equiv)
on the following condition(s):**

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blank line* →

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* to the Local Planning Authority

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Director of Housing and Planning Services
07 JAN 2000

H06/1046/99

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