SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/1229/99 Received: 16-DEC-99 Type:OUTLINE

Name: Trustees of Fred Piggins Will
c/o Messrs Mossop & Bowser
Abbot's Manor
10 Spalding Road
Holbeach Lincs PE12 7LP

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolish existing detached cottage and outbuildings & erection of replacement dwelling with garages

Location : Kingsgate (OS No.s 6196 & Pt 7000) Gedney Spalding Lincolnshire

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 Within 3 months of the date the dwelling hereby permitted is occupied, the existing dwelling on

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

the site shall be demolished and rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

4 This permission shall relate only to the erection of a two storey house (N.B. for the purposes of this condition "two storey house" does not include "chalet" dwelling).

Reason: Having regard to the two storey nature of the existing dwelling, anything other than a two storey dwelling on site will have a detrimental impact on the character of the area.

The determined plans are:-
Site location plan received on 7 Dec 99.

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 Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
10 FEB 2000

H06/1229/99

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 H06/1229/99 Received: 16-DEC-99 Type: OUTLINE

Name: Trustees of Fred Piggins Will
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Abbot's Manor
10 Spalding Road
Holbeach Lincs PE12 7LP

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolish existing detached cottage and outbuildings & erection of replacement dwelling with garages

Location : Kingsgate (OS No.s 6196 & Pt 7000) Gedney Spalding Lincolnshire

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 Within 3 months of the date the dwelling hereby permitted is occupied, the existing dwelling on

the site shall be demolished and rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

4 This permission shall relate only to the erection of a two storey house (N.B. for the purposes of this condition "two storey house" does not include "chalet" dwelling).

Reason: Having regard to the two storey nature of the existing dwelling, anything other than a two storey dwelling on site will have a detrimental impact on the character of the area.

The determined plans are:-
Site location plan received on 7 Dec 99.

✓SN14 - Rural Determination?
✓HN1 - Highways Access?

Director of Housing and Planning Services
07 FEB 2000

CTS
9.2.00.

H06/1229/99