SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/1336/00 Received: 13-NOV-00 Type: OUTLINE

Name: C J W Franks Dec.
c/o Messrs Mossop & Bowser
Abbots Manor
10 Spalding Road
Holbeach Lincs PE12 7LP

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of a replacement dwelling with garage

Location : Property adj. Prior Cottage Gedney (Black Lion 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;
(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 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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HOUSING & PLANNING
SERVICES DEPARTMENT

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 the new dwelling is commenced the existing dwelling on the site shall be demolished and associated rubble be cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to normally 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.

5 Before development is commenced details of a 1.8 metre high close boarded fence along the western boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the dwelling is occupied.

Reason: To safeguard future occupiers from noise associated with the existing commercial garage immediately to the west.

6 The dwelling shall be designed to protect future occupants from noise and general disturbance created by activities associated with the garage to the west and also vehicles using the A17 Trunk Road.

Reason: To safeguard the residential amenity of future occupants.

The determined plans are:-
1:1250 plan received 13 November 2000.

With regard to Condition 6, the property should be designed so that noise sensitive rooms do not face south or west. If this is unavoidable they should be fitted with acoustic vents.

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Director of Housing and Planning Services
17 JAN 2001

H06/1336/00

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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Location : Property adj. Prior Cottage Gedney (Black Lion 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 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 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.

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Director of Housing and Planning Services
05 JAN 2001

H06/1336/00

LMS 15-1-01.