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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H07/0959/00 Received: 01-AUG-00 Type: OUTLINE

Name: Gedney Hill Estate Charity
c/o K J Watts Esq
99 Hawthorn Bank
Spalding
Lincolnshire PE11 1JQ

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

Description: Residential development to frontage with revised agricultural access

Location : North Road (west side) Gedney Hill 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 The access details to be submitted pursuant to Condition No. 2 (2) shall make provision for the

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HOUSING & PLANNING
SERVICES DEPARTMENT

vehicular accesses to the dwellings to be paired.

Reason: To reduce to a minimum the number of individual access points to North Road in the interests of road safety.

4 The landscaping details to be submitted pursuant to Condition No. 2 (3) shall indicate the position and spread of all existing trees on the site and shall make provision for further tree planting along the site frontage.

Reason: In the interests of visual amenity.

5 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.

6 Prior to the commencement of any development hereby permitted a scheme shall be submitted to the Local Planning Authority for the provision of a 1.8 metre wide footway, to include street lighting and a system for the satisfactory disposal of highway surface water run-off. The works as approved shall be completed prior to the occupation of any dwelling.

Reason: To ensure there is adequate and safe means of access on foot for residents and their visitors and to ensure that the highway and adjacent land is not adversely affected, by reason of flooding, as a consequence of the permitted development.

7 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.

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.

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The details submitted to comply with Condition 2 shall provide for the incorporation of a 1.8 metre wide frontage footway and street lighting to County Council standards.

The determined plans are:-
Location plan received 1 August 2000.

Director of Housing and Planning Services
24 OCT 2000

H07/0959/00

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H07/0959/00 Received: 01-AUG-00 Type: OUTLINE

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c/o K J Watts Esq
99 Hawthorn Bank
Spalding
Lincolnshire PE11 1JQ

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

Description: Residential development to frontage with revised agricultural access

Location : North Road (west side) Gedney Hill 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 The access details to be submitted pursuant to Condition No. 2 (2) shall make provision for the

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vehicular accesses to the dwellings to be paired.

Reason: To reduce to a minimum the number of individual access points to North Road in the interests of road safety.

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Reason: In the interests of visual amenity.

5 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.

6 Prior to the commencement of any development hereby permitted a scheme shall be submitted to the Local Planning Authority for the provision of a 1.8 metre wide footway, to include street lighting and a system for the satisfactory disposal of highway surface water run-off. The works as approved shall be completed prior to the occupation of any dwelling.

Reason: To ensure there is adequate and safe means of access on foot for residents and their visitors and to ensure that the highway and adjacent land is not adversely affected, by reason of flooding, as a consequence of the permitted development.

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Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

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.

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The details submitted to comply with Condition 2 shall provide for the incorporation of a 1.8 metre wide frontage footway and street lighting to County Council standards.

The determined plans are:- location plan received 1st August 2000.

Director of Housing and Planning Services
19 OCT 2000

H07/0959/00

23/10/00

19/10