

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
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FILE COPY

S O U T H

H O L L A N D
DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H08/0413/00

Received: 07-APR-00

Type: OUTLINE

Name: Mr & Mrs D Nelson
70 Siltside Farm
Gosberton Risegate
Spalding
Lincs PE11 4ET

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

Description: Erection of single dwelling, garage & alteration of
existing vehicular access to Siltside
Location : Land to north of Siltside Gosberton Risegate
Formerly part of old O.S. No. 1048

**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

Mr Neale

Coming forward

Is probably ok

Apply as per

not rules

PM 7-9

FILE COPY

at 1990
permission

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 - (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;
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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 any development is commenced, a scheme to provide screen walls or fences, including details of their 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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no buildings or structures shall be erected on the area of site immediately to the rear of No. 44 Siltside.

Reason: To protect the outlook and amenities of the adjoining dwelling.

- 6 Before the foul drainage system is installed, the applicants shall submit for the written approval of the Local Planning Authority the results of percolation tests (under BS6297:1983) to demonstrate that suitable sub-soil and adequate land area is available for soakaways. In the event that the soakaways do not function adequately the applicants shall install a package treatment plant in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained.

Reason: To ensure the provision of satisfactory foul drainage.

- 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 determined plans are:-

1:250 & 1:2500 plan received on 7 Apr 00.

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SERVICES DEPARTMENT**

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.

Director of Housing and Planning Services

30 MAY 2000

H08/0413/00

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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**South Holland District Council hereby give notice
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on the following condition(s):**

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 - (a) the expiration of five years from the date of this permission,
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Director of Housing and Planning Services
25 MAY 2000

✓ dcr/h-

H08/0413/00

DZ 26/5