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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0618/99 Received: 22-JUN-99 Type: PERMISSION RENEWAL

Name: Matthew Verdegaal (P'boro)
Executive Pension Scheme
c/o The Fairmount Group
12 Market Place
Sleaford Lincs NG34 7SR

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

Description: Frontage residential development (Renewal of application H08/0352/96)

Location : Risegate Eau Road Gosberton Clough
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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 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 When application is made for approval of Reserved Matters that application shall be accompanied

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by plans for approval showing an overall landscaping scheme for the whole site; details of the range of materials to be used for all dwellings and an indication of plot sizes, dwelling types and site coverage, and the development shall be carried out substantially in accordance with the approved details.

Reason: Experience has shown that the development of such frontages in an ad hoc manner can result in an unsatisfactory development.

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 The northern boundary of the site shall be delineated by a hedge, details of which shall be submitted to and approved in writing by the Local Planning Authority before development commences. Such a scheme as may be approved shall be carried out in its entirety before any dwelling is occupied, and the hedge shall be maintained by the owners of the land on which is it situated for the period of ten years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary. The hedge shall be allowed to reach a height of at least 1.2 metres and retained at not less than that height thereafter.

Reason: In the interests of visual amenities of this rural area.

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.

The applicant is informed that the Local Planning Authority consider frontage development only to be appropriate. The plots should be of varying width and the development should be in keeping with the rural character of the locality. The design of a scheme of this site should take into account the advice contained in the Lincolnshire Design Guide for Residential Areas and should provide suitable street lighting.

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The determined plan is:- Site Plan accompanying previous application ref: H08/0352/96.

Director of Housing and Planning Services
30 JUL 1999

H08/0618/99

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 H08/0618/99 Received: 22-JUN-99 Type: PERMISSION RENEWAL

Name: Matthew Verdegaal (P'boro)
Executive Pension Scheme
c/o The Fairmount Group
12 Market Place
Sleaford Lincs NG34 7SR

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

Description: Frontage residential development (Renewal of application H08/0352/96)

Location : Risegate Eau Road Gosberton Clough
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 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 When application is made for approval of Reserved Matters that application shall be accompanied

by plans for approval showing an overall landscaping scheme for the whole site; details of the range of materials to be used for all dwellings and an indication of plot sizes, dwelling types and site coverage, and the development shall be carried out substantially in accordance with the approved details.

Reason: Experience has shown that the development of such frontages in an ad hoc manner can result in an unsatisfactory development.

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.

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

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The determined plan is:- Site Plan.

Director of Housing and Planning Services
28 JUL 1999

H08/0618/99

29/7.

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