

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning
Services Department,
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Priory Road,
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S O U T H



H O L L A N D
DISTRICT COUNCIL

HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H08/1078/00

Received: 31-AUG-00

Type: PERMISSION RENEWAL

Name: Stephen Silver
114 Spalding Road
Pinchbeck
Spalding
Lincolnshire

Agent: Sylvia Silver
114 Spalding Road
Pinchbeck
Spalding
Lincolnshire

Description: Residential development comprising of 10 apartments
(renewal of H08/0767/97).

Location : Silverdrive, Salem Street Gosberton
Spalding Lincolnshire

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 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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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 The vehicular access shall be formed at the eastern end of the site's frontage to Salem Street.

Reason: In the interests of road safety.

- 5 The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.5 metres.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

- 6 The area(s) shown on the accompanying plan reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 7 Before the buildings are commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

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

- 8 The access shall be suitably surfaced to the satisfaction of the Local Planning Authority for the first 10 metres from the highway boundary into the site.

Reason: To ensure unsuitable material is prevented from being deposited on the adjoining highway.

The determined plans are:-

Site plan and illustrative plans approved under previous permission reference H08/0767/07.

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The applicant is advised that the Local Planning Authority wish to see a development similar to that shown on the submitted illustrative plans constructed of traditional materials. Hard and soft landscaping details should be submitted along with the other reserved matters required by Condition 2.

The applicant is advised that Conservation Area Consent will be needed prior to the demolition of the existing building on site.

The applicant is advised that there will be a need to provide adequate means of domestic waste storage

Director of Housing and Planning Services

13 NOV 2000

H08/1078/00

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

Reference H08/1078/00

Received: 31-AUG-00 Type: PERMISSION RENEWAL

Name: Stephen Silver
114 Spalding Road
Pinchbeck
Spalding
Lincolnshire

Agent: Sylvia Silver
114 Spalding Road
Pinchbeck
Spalding
Lincolnshire

Description: Residential development comprising of 10 apartments
(renewal of H08/0767/97).

Location : Silverdrive, Salem Street Gosberton
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 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.

- 4 The vehicular access shall be formed at the eastern end of the site's frontage to Salem Street.

Reason: In the interests of road safety.

- 5 The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.5 metres.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

- X 6 The area(s) shown on the accompanying plan reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 7 Before the buildings are commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

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

- 8 The access shall be suitably surfaced to the satisfaction of the Local Planning Authority for the first 10 metres from the highway boundary into the site.

Reason: To ensure unsuitable material is prevented from being deposited on the adjoining highway.

The determined plans are:-

*Site plan and illustrative plans approved
under previous permission Reg 1700/0767/97*

The applicant is advised that the Local Planning Authority wish to see a development similar to that shown on the submitted illustrative plans constructed of traditional materials. Hard and soft landscaping details should be submitted along with the other reserved matters required by Condition 2.

The applicant is advised that Conservation Area Consent will be needed prior to the demolition of the existing building on site.

The applicant is advised that there will be a need to provide adequate means of domestic waste storage .

Director of Housing and Planning Services
09 NOV 2000

H08/1078/00

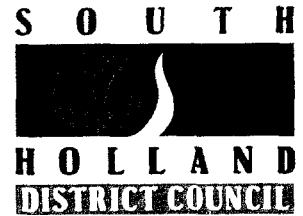
HN1

10/11

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2003-2004
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Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H08/0431/03

Received: 04-APR-03 Type: RESERVED MATTERS

Name: Abbeyvale Developments Inc
PO Box 3444
Road Town
Tortola
British Virgin Islands

Agent: Neil Dowlman Architecture
14 Market Place
Boston
Lincs
PE21 6EH

Description: Residential development of six 2 bedroom flats and four 1 bedroom flats
(H08/1078/00)

Location : Silverdrive Salem Street
Gosberton

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 Notwithstanding the submitted details, before development commences the applicants shall submit to and have had agreed in writing by the Local Planning Authority, further details relating to the following:
 - Landscaping to include a full specification of all proposed planting.
 - A scheme of lighting for the car parking area, communal entrances and site access.
 - Details of the colour of all block paving.
 - Details of a scheme to enclose the front boundary of the site with walls or railings.
 - Details of 300 millimetre high trellis to be erected on top of the 1.8 metre high fence to the rear boundary.The development shall be completed in accordance with the above details.

Reason: To ensure a satisfactory development.

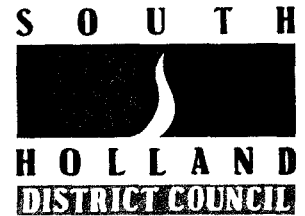
- 2 Notwithstanding the submitted details, before any development commences, the applicant shall submit to and have had approved in writing by the Local Planning Authority, samples of the materials to be used for the external walls and roofs.

Reason: To ensure a satisfactory development for this Conservation Area location.

- 3 Prior to commencement of development, all necessary remedial works identified by the Contaminated Land Investigation Report (Ref: E03010/1 - produced by Enverity) shall be implemented in their entirety. The 'imported' clean fill shall be tested and validated by a suitably



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qualified site engineer. A copy of the validation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development can be completed without risk to future occupants.

Note(s):

The determined plans are:

1:1250 Site location plan, dwg. Nos. 1074-01, -02, -03, -04A, -05A -06A and -07A received 4 April 2003.

Site Investigation Report Ref. EO3010/1

Flood Risk Assessment Ref: 1074

The development hereby permitted 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.

Head of Planning & Development
01-JUL-03

H08/0431/03

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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S O U T H

**HOUSING & PLANNING
SERVICES DEPARTMENT**

H08/1078/00**PERMISSION RENEWAL**Applicant: **Stephen Silver**

Tel: 01775 769464

Agent: **Sylvia Silver**

01775 841114

Description: Residential development
comprising of 10 apartments
(renewal of H08/0767/97).

Case Officer:

D J ROBERTS

Location: **Silverdrive, Salem Street**
Gosberton
Spalding
Lincolnshire

VALID DATE: 31-AUG-00

Targets: To case office	07-SEP-00
Inspected by	14-SEP-00
Extra contacts	21-SEP-00
Refer outstanding	05-OCT-00

TARGET COMMITTEE 18-OCT-00

Report deadline: 04-OCT-00

TERM DATE: 26-OCT-00

Agreed TD Ext:

Newbuild

Listed building:

Conservation Area: GOSBERTON

CONSULTATIONS CARRIED OUT

Site/Press Advert	CSA
Conservation Officer	Planning Policy
Mrs Skells	Clerk to Gosberton PC
Cllr M A Pell	

Sent	Expiry
12-SEP-00	03-OCT-00
06-SEP-00	27-SEP-00
06-SEP-00	27-SEP-00
06-SEP-00	27-SEP-00

No objection to renewal subject to reiteration of previous conditions - Please include H.N. 1
JPB 01/09 16 Sept 2000

Do not wish to change response on this application.

(S. Skells - 10/09/00)
10/09/00 - Commented on