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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H08/1124/99 Received: 08-NOV-99 Type: OUTLINE

Name: Messrs Baker Bros
Belchmire Lane
Gosberton
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Land off Belchmire Lane Gosberton
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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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 access roadway shall be constructed, surfaced and illuminated before any dwellings are occupied in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To ensure satisfactory development.

5 Foul drainage from this development shall be discharged into the existing public sewer or alternatively disposed of by way of a package treatment plant in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage.

6 The submitted landscaping scheme shall make provision for the retention of existing trees and hedgerows around the periphery of the site and shall provide for substantial hedgerow and tree planting along the southern boundary.

Reason: To safeguard the visual amenities of the locality.

7 Prior to the commencement of the development hereby permitted, the land between the existing highway boundary and the visibility splay, indicated on the attached plan, shall be cleared of all obstructions exceeding 0.5 metres in height and shall be so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

The determined plans are:-
Dwg no. BB.01 received on 8 Nov 99.

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Director of Housing and Planning Services
14 JAN 2000

H08/1124/99

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 H08/1124/99 Received: 08-NOV-99 Type: OUTLINE

Name: Messrs Baker Bros
Belchmire Lane
Gosberton
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Land off Belchmire Lane Gosberton
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 Before any development is commenced, a scheme of landscaping and tree planting for the site,

This condition should be SC27 implementation of landscaping

including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The access roadway shall be constructed, surfaced and illuminated before any dwellings are occupied in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To ensure satisfactory development.

5 Foul drainage from this development shall be discharged into the existing public sewer or alternatively disposed of by way of a package treatment plant in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage.

6 The submitted landscaping scheme shall make provision for the retention of existing trees and hedgerows around the periphery of the site and shall provide for substantial hedgerow and tree planting along the southern boundary.

DO NOT INSERT IN CONDITION
take a copy of plan attached to Jons comments.

Reason: To safeguard the visual amenities of the locality.

7 Prior to the commencement of the development hereby permitted, the land between the existing highway boundary and the visibility splay, indicated on the attached plan, shall be cleared of all obstructions exceeding 0.5 metres in height and shall be so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

The determined plans are:- BB.01 received 8-11-99

Director of Housing and Planning Services
13 JAN 2000

H08/1124/99

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