SALLY ALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H08/1183/98 Received: 17-FEB-99 Type:OUTLINE

Name: Mrs Woodhall
2 Siltside
Gosberton Risegate
Spalding
Lincs PE11 4ET

Agent: Mrs Woodhall
2 Siltside
Gosberton Risegate
Spalding
Lincs PE11 4ET

Description: Residential development and provision of new access to existing dwelling.

Location : Land adj. 2 Siltside Gosberton Risegate 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 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 use hereby permitted is commenced.

Reason: In the interests of the amenities of the area.

5 Before development commences a new access and parking space for 2 vehicles within the site shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

6 Before the new dwelling is occupied the existing hedge, east of the access, shall, for a distance of 10 metres, be reduced in height to one metre and 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.

7 The foul sewage shall be treated in a Package Treatment Plant.

Reason: To provide a suitable form of sewage disposal for the site in order to result in a suitable development in accordance with Policy E.15 of the South Holland District Local Plan.

8 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

SALL[redacted]ALTHAM
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Submission of reserved matters should provide for a bungalow located in a similar location to that shown on the submitted details with the outline application and the landscaping and fencing conditions should result in a scheme which provides adequate privacy for the occupiers of the new dwelling but without prejudicing highway safety at this corner of Siltside/Windmill Lane. The final development should also be appropriate in terms of the character and appearance for this sensitive village location.

Director of Housing and Planning Services
30 APR 1999

H08/1183/98

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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2 Siltside
Gosberton Risegate
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Lincs PE11 4ET

Agent: Mrs Woodhall
2 Siltside
Gosberton Risegate
Spalding
Lincs PE11 4ET

Description: Residential development and provision of new access to existing dwelling.

Location : Land adj. 2 Siltside Gosberton Risegate 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:

X (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.

X 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 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 use hereby permitted is commenced.

Reason: In the interests of the amenities of the area.

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

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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.

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Reason: To provide a suitable form of sewage disposal for the site in order to result in a suitable development in accordance with Policy E.15 of the South Holland District Local Plan.

8 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

Submission of reserved matters should provide for a bungalow located in a similar location to that shown on the submitted details with the outline application and the landscaping and fencing conditions should result in a scheme which provides adequate privacy for the occupiers of the new dwelling but without prejudicing highway safety at this corner of Siltside/Windmill Lane. The final development should also be appropriate in form, character and appearance for this sensitive village location.

Director of Housing and Planning Services
22 APR 1999

H08/1183/98

SAS 28/4

PJM 29/4

DL 29/4.