SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

**Town and Country Planning Act 1990**

# Planning Permission

Reference: H08/1354/02 Received: 12-DEC-02 Type: PERMISSION RENEWAL

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

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Erection of dwelling with double garage & access from Siltside (Renewal of Outline Reference H08/0405/00)

Location : Plot between 86 & 92 Siltside Gosberton Risegate

**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.

Council Offices
Priory Road
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SOUTH HOLLAND DISTRICT COUNCIL

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Director of Customer Services
Bob Atkins
Director of Corporate Services

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 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.

5 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 the 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 approved in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory foul drainage.

Note(s):

The determined plans are:
1:2500 Site Location & 1:250 Site Plan received 12 December 2002.

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.

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Sevenoaks

**Head of Planning & Development**
**31 JAN 2003**

H08/1354/02

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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# Planning Permission

Reference: H08/1354/02 Received: 12-DEC-02 Type: PERMISSION RENEWAL

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

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Erection of dwelling with double garage & access from Siltside (Renewal of Outline Reference H08/0405/00)

Location : 70 Siltside Farm Gosberton Risegate

**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.

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Director of Corporate Services

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 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.

5 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 the 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 approved in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory foul drainage.

Note(s):

The determined plans are:
1:2500 Site Location & 1:250 Site Plan received 12 December 2002.

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.

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Levisons

**Head of Planning & Development**
**31 JAN 2003**

H08/1354/02

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**Town and Country Planning Act etc**

# DRAFT PERMISSION

Reference H08/1354/02 Received: 12-DEC-02 Type: PERMISSION RENEWAL

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

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Erection of dwelling with double garage & access from Siltside (Renewal of Outline Reference H08/0405/00)

Location : 70 Siltside Farm Gosberton Risegate

**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 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.

5 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 the 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 approved in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory foul drainage.

Note(s):

The determined plans are:
1:2500 Site Location & 1:250 Site Plan received 12 December 2002.

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**
**29 JAN 2003**

H08/1354/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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**Town and Country Planning Act 1990**

# Approval of Reserved Matters

*COPY Earlier App*

Reference: H08/0761/04 Received: 15-JUN-04 Type: RESERVED MATTERS

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

Agent: M E Cresswell MBIAT
4 Victoria Mews
Spalding
Lincs
PE11 1XL

Description: Single-storey dwelling with double garage and vehicular access (outline application H08/1354/02)

Location : 70 Siltside Gosberton Risegate

**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 Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

2 Before the dwelling is occupied the western boundary of the site shall be screened in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason : To safeguard the amenities of the bungalow to the west of the site.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

3 The hedge along the eastern boundary of the site shall be retained at not less than its present height.

Reason : To safeguard the amenities of the bungalow to the east.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District

Beacon Council 2003-2004 Supporting the Rural Economy

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Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

Reason For Approval
The proposal is in accordance with local policies as set out in Policy E1 of the Adopted South Holland District Local Plan 1998.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:
1:2500 site location plan, 1:250 site plan, 1:250 block plan, dwg. nos. 236/6A and 236/7, received 8 June 2004.

**Head of Planning & Development**
**20-JUL-04**

H08/0761/04

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.