



2003-2004
Supporting the Rural Economy



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FILE COPY

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H09/0131/03

Received: 07-FEB-03

Type: OUTLINE

Name: V J Employment Services
41 Fleet Road
Holbeach
Spalding
Lincs

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

Description: Residential dwelling

Location : Barrington Lodge 20 Barrington Gate
Holbeach

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.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District



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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.

- 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.

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, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

- 4 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

This Condition is imposed in accordance with Policies E6 and E6A of the Adopted South Holland District Local Plan which seek to safeguard and enhance the quality and amenity of the built environment and the district's cultural heritage.

- 5 At the Reserved Matters stage, the design shall include adequate land reserved within the curtilage of the site for the parking of 2 cars. The parking spaces, as approved by the Local Planning Authority, shall be provided prior to the occupation of the dwelling and be used or available for use at all times thereafter. Apart from the vehicular access, the frontage wall shall be retained at a height to be agreed at the reserved matters stage.

Reason: In the interests of the safety and convenience of the public using Albert Street and the amenity of neighbouring residents.

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 and Policy 41 of the proposed Lincolnshire



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County Council Structure Plan which, amongst other things, seeks to promote highway safety.

- 6 The dwelling shall be used as a separate unit of living accommodation and not for multiple occupancy.

Reason: To ensure the dwelling is not used as an extension to Barrington Lodge and in the interest of the amenities of 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.

- 7 Finished floor levels shall be set 300-600mm above average ground levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority or, in accordance with a flood risk assessment to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development having regard to the advice contained in Planning Policy Guidance Note No. 25 'Development and Flood Risk' and Policy E14 of the Adopted South Holland District Local Plan which has regard to the need for flood protection.

Note(s):

The determined plans are:

1:1250 site location plan received 7 February 2003.

Dwg. no. SD03-047/1 received 7 November 2003.

Head of Planning & Development

12 FEB 2004

H09/0131/03

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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Town and Country Planning Act etc

DRAFT PERMISSION

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

Description: Residential dwelling

Location : Barrington Lodge 20 Barrington Gate
Holbeach

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 - (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;
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Reason: The application was submitted in outline only.

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Reason: The site is of archaeological interest.

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Reason: In the interests of the safety and convenience of the public using Albert Street and the amenity of neighbouring residents.

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

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maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire County Council Structure Plan which, amongst other things, seeks to promote highway safety.

- 6 The dwelling shall be used as a separate unit of living accommodation and not for multiple occupancy.

Reason: To ensure the dwelling is not used as extension to Barrington Lodge and in the interest of the amenities of 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.

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Reason: To ensure a satisfactory development having regard to the advice contained in Planning Policy Guidance Note No. 25 'Development and Flood Risk' and Policy E14 of the Adopted South Holland District Local Plan which has regard to the need for flood protection.

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Head of Planning & Development
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