FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0182/98 Received:27-APR-98 Type:OUTLINE

Name: Mr R Gale
Lambert House
Jekils Bank
Holbeach St Johns
Spalding Lincs

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

Description: Residential development

Location : Lambert House, Jekils Bank Holbeach St Johns
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 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 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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) 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, 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 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

SOUTH HOLLAND DISTRICT COUNCIL

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.

5 Before the construction of the dwellings, the private drive shall be laid out, including the access to Jekils Bank, to the reasonable satisfaction of the Local Planning Authority, in accordance with the amended drawing no. RG01B received by the Local Planning Authority on 27th July 1998.

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 Before the construction of any of the dwellings, the existing commercial building shall be totally demolished and the resultant rubble removed from the site or, as rubble, otherwise used in the construction of the development, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential and visual amenity.

7 The gate and fence to be provided in the position shown on the amended drawing no. RG01B, received by the Local Planning Authority on 27th July 1998, shall be of a minimum height of 1.8 metres and shall be installed to the reasonable satisfaction of the Local Planning Authority before the occupation of either of the 2 southern most dwellings.

Reason: In the interests of residential and visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended drawing no: RG01B received by the Local Planning Authority on 20th July 1998.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
12-AUG-98 H09/0182/98

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0182/98 Received:27-APR-98 Type:OUTLINE

Name: Mr R Gale
Lambert House
Jekils Bank
Holbeach St Johns
Spalding Lincs

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

Description: Residential development

Location : Lambert House, Jekils Bank Holbeach St Johns
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 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) 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, 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 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.

5 Before the construction of the dwellings, the private drive shall be laid out, including the access to Jekils Bank, to the reasonable satisfaction of the Local Planning Authority, in accordance with the amended drawing no. RG01A received by the Local Planning Authority on ~~10th~~ 27th July 1998.

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 Before the construction of any of the dwellings, the existing commercial building shall be totally demolished and the resultant rubble removed from the site or, as rubble, otherwise used in the construction of the development, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential and visual amenity.

7 The gate and fence to be provided in the position shown on the amended drawing no. RG01B, received by the Local Planning Authority on 27th July 1998, shall be of a minimum height of 1.8 metres and shall be installed to the reasonable satisfaction of the Local Planning Authority before the occupation of either of the 2 ~~two~~ southern most dwellings.

Reason: In the interests of residential and visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended drawing no: ~~RG01A received by the Local Planning Authority on 10th July 1998 and drawing no:~~ RG01B received by Local Planning Authority on 27th July 1998.

Superseded [redacted] 10/8 4/98

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

06-AUG-98 Checked ...

Authorised to issue (inc Delegation)....