

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0210/99

Received: 04-MAR-99

Type: OUTLINE

Name: The Trustees of the Coney
Garth Settlement
c/o Mr Michael Thompson
Estate Office, The Grove
Holbeach Hurn, Spalding, Lincs

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

Description: Demolition of existing cottage and erection of replacement dwelling.

Location : Coney Garth Cottage Roman Bank
Holbeach Hurn Spalding

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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire, PE11 2XE

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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 the new dwelling is commenced the existing building shall be demolished and associated rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

In accordance with the provisions of the Lincolnshire Design Guide the dwelling should have a cottage idiom with its appearance/design reflecting the traditional building character of the rural locality.

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
10 MAY 1999

H09/0210/99

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 H09/0210/99

Received: 04-MAR-99 Type: OUTLINE

Name: The Trustees of the Coney
Garth Settlement
c/o Mr Michael Thompson
Estate Office, The Grove
Holbeach Hurn, Spalding, Lincs

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

Description: Demolition of existing cottage and erection of replacement dwelling.
Location : Coney Garth Cottage Roman Bank
Holbeach Hurn Spalding

**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 ^{written} 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

X 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 ² 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 new dwelling is commenced the existing building shall be demolished and associated rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

In accordance with the provisions of the Lincolnshire Design Guide the dwelling should have a cottage idiom with its appearance/design reflecting the traditional building character of the rural locality.

? SN14 - BC Demolition ✓

Director of Housing and Planning Services
04 MAY 1999

H09/0210/99

SAS 6/5
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