SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0283/96 Received:28-MAR-96 Type:OUTLINE

Name: J & B J Goodley
Washway Road Nursery
Holbeach
Spalding
Lincs

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

Description: Erection of six dwellings

Location : Battlefields Lane Holbeach
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 Before any development is commenced or other reserved matters submitted, details showing landscaping (including details of positions, height on planting and species of trees and shrubs), exact plot delineation and dwelling footprints for the whole of the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

3 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:
i) detailed drawings to a scale 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;
ii) the siting and design of any vehicular access to a road.

Reason: The application was submitted in Outline only.

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 any dwelling is commenced, the existing buildings upon the site shall be demolished and associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the locality and also the amenities of future residents.

6 The access to Plot 1 shall be located at the eastern end of its frontage to Battlefields Lane.

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.

7 The access to Plot 6 shall be located at the western end of its frontage to Battlefields Lane.

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.

8 The development shall be frontage only.

Reason: To ensure the development complies with planning policy for the area, which makes provision for frontage development only.

9 No more than 75% of the width of the individual plots shall be taken up with the width of their respective individual dwellings and associated garaging.

Reason: Existing development on this site of Battlefields Lane is mainly well spaced and this condition is imposed to ensure that the development will be in character.

For the avoidance of doubt, the exact delineation of plots does not form part of this permission. The siting and design of dwellings should reflect the sites rural location. More precisely, the building line/plot widths should be varied and the appearance/design of the dwellings should be of an appropriate high standard, reflecting the traditional building character of the area.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
07-JUN-96 H09/0283/96

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EM 13/5

23-MAY-96

AD check.... 3/6/96

Authorised to issue (inc Delegation).. 3/6...

NB: No mention of LCC condition 1 (on 'pink' form)
IS this OK?
OK.

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