SALLY WALTHAM
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Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0388/99 Received: 20-APR-99 Type: PERMISSION RENEWAL

Name: A R & J M Chapman
'Cornerways'
Washway Road
Holbeach
Spalding, Lincs PE12 9JA

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

Description: Residential development (3 infill plots) including means of access (renewal of H09/0173/96)

Location : Land at Washway Road Holbeach
Spalding, Lincs

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) 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

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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 The existing hedge shall be retained at a height of at least 1 metre along the north western boundary of the site and in the event of the existing hedge dying it shall be replaced within six months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the street scene.

5 Before any access is brought into use the existing hedging along the sites frontage with Washway Road shall be lowered to a height not exceeding 0.9 metres and shall be so maintained thereafter. In the event of the existing hedge dying it shall be replaced within six months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall not be allowed to exceed a height of 0.9 metres.

Reason: To enable the retention of the existing hedge at a height which does not impede visibility, in the interests of visual amenity and highway safety.

6 The centre of the access to Plot 1 shall not be within 20 metres of the centre line of Woodhouse Lane.

Reason: In the interests of road safety.

7 There shall be no means of vehicular or pedestrian access to the permitted building from Woodhouse 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 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

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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.

9 Before development is commenced details of screening along the south eastern boundary of the site (including details of position, type and height) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be put into effect before the occupation of any dwelling.

Reason: In the interests of the amenities of the locality.

10 The dwellings on Plots 2 and 3 shall be semi-detached.

Reason: To ensure a satisfactory development; in the interests of the visual amenities of the rural locality.

The design of the dwelling upon Plot 3 should have regard to the sites proximity to existing outbuildings which have an agricultural/horticultural use.

The landscaping scheme should include the provision of indigenous hedging along the rear (north eastern) boundary of the site.

Director of Housing and Planning Services
21 JUN 1999

H09/0388/99

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

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Description: Residential development (3 infill plots) including means of access (renewal of H09/0173/96)

Location : Land at Washway Road Holbeach 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,
X (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 X 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;
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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.

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Director of Housing and Planning Services
10 JUN 1999

H09/0388/99

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