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

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

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0389/99 Received: 20-APR-99 Type: OUTLINE

Name: The Trustees of the Vellam Trust c/o Mr F C Vellam
Foxes Lowe Road
Holbeach
Spalding, Lincs

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

Description: Erection of one detached dwelling with garage

Location : Foxes Lowe Road 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:

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;

Reason: The application was submitted in outline only.

3 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include -
(i) Details of position, species and planting height of any new planting.

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(ii) Details of which of the existing trees/hedges are to be retained or removed.

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 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 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.

6 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

The Divisional Highway Surveyor (Tel: 01775 769091) should be contacted prior to the execution of access crossing works within the public highway.

Director of Housing and Planning Services
29 JUN 1999

H09/0389/99

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 H09/0389/99 Received: 20-APR-99 Type: OUTLINE

Name: The Trustees of the Vellam Trust c/o Mr F C Vellam
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Agent: Messrs Hix & Son
28 Church Street
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Lincs PE12 7LL

Description: Erection of one detached dwelling with garage

Location : Foxes Lowe 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;
(2) The siting and design of any vehicular access to a road;

Reason: The application was submitted in outline only.

3 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include -
(i) Details of position, species and planting height of any new planting.

(ii) Details of which of the existing trees/hedges are to be retained or removed.

Reason:... S C 8 .

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 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 leave the highway in forward gear.

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

The Divisional Highway Surveyor (Tel: 01775 769091) should be contacted prior to the execution of access crossing works within the public highway.

Director of Housing and Planning Services
25 JUN 1999

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H09/0389/99

CMS 29-6-99