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: H09/0487/99 Received: 19-MAY-99 Type: OUTLINE

Name: Mr Max Ellis
Joy's Bank Farm
Joy's Bank
Holbeach St Johns
Spalding Lincs PE12 8SD

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

Description: Demolition of existing farm buildings for residential frontage development (12 plots)

Location : Part O.S. Nos. 0841 & 1649 Joy's 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:

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

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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 development is commenced a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide footway (set behind a verge) and also satsifactory street lighting along the whole frontage of the site, together with a system for the satisfactory disposal of surface water run-off from the new footway and the existing carriageway. The approved scheme shall be completed prior to occupation of any dwelling.

Reason: To ensure the provision of safe and adequate means of passage on foot for residents and their visitors.

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 dwelling is commenced the existing buildings upon the site shall be demolished and accociated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

The determined plans are:- dwg no. 772052/1B received on 19 May 99.

The development upon this site should be frontage. In accordance with the Lincolnshire Design Guide the plot widths/building line should be varied and the appearance/design of the dwellings should be of appropriate high standard. The landscaping scheme should include indigenous hedging along the northern, eastern and southern boundaries.

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.

Your attention is drawn to the attached advice from the Lincolnshire Police Crime Reduction Unit dated 5 Jul 99.

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Director of Housing and Planning Services
14 JUL 1999

H09/0487/99

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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(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.

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Reason: The application was submitted in outline only.

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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.

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Director of Housing and Planning Services
13 JUL 1999

✓ 13/7

H09/0487/99

LNS. 13/7/99.