SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0606/97 Received:26-SEP-97 Type:OUTLINE

Name: Mr Alan Bellamy
49 Langwith Drive
Holbeach
Spalding
Lincolnshire

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

Description: Erection of 2 detached dwellings

Location : Church Walk Holbeach
Spalding Lincolnshire

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 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) Drawings to a scale of not less than 1/20 showing architectural detailing at eaves level and also the gable verges.
(2) Drawings to a scale of not less than 1/20 of the windows, sills and doors, including details of the type of materials to be used.
(3) Detailed drawings to a scale of not less than 1/20 of the new garden walling, including particulars of the materials to be used.
(4) Particulars of the materials to be used for the external walls and roofs.
(5) 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 trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of five 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 Any gate shall be set back a minimum of 5 metres from the nearside edge of Albert Walk and open away from the highway.

Reason: To ensure that vehicles entering or leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

5 Before the access is commenced to be used, provision shall be made within the site to the reasonable 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 The existing walling along the boundaries of the site (apart from that section to be removed at the access point) shall be permanently retained in its entirety.

Reason: In the interests of the visual amenities of Holbeach Conservation Area.

7 Before development is commenced details of the type of material to be used for the private drive and parking bays shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of Holbeach Conservation Area.

8 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing nos. 771959/3 and 771959/1B) received by the Local Planning Authority on 27 November 1997.

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
08-DEC-97 H09/0606/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Erection of 2 detached dwellings

Location : Church Walk Holbeach
Spalding Lincolnshire

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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(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.

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Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 The existing wall along the boundaries of the site (apart from that section to be removed at the access point) shall be retained in its entirety.

Reason: In the interests of the visual amenities of Holbeach Conservation Area.

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04-DEC-97

Checked .....5/12.....

Authorised to issue (inc Delegation).....5/12