FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0662/98 Received:03-SEP-98 Type:OUTLINE

Name: Mr B Ashford
Burwell House
108 Kidgate
Louth
Lincs LN11 9BX

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

Description: One residential dwelling

Location : Dollburn House Hurn Bank
Holbeach Hurn Nr. Spalding

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) Detailed drawings to a scale of 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;
(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 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.

4 The gradient of the vehicular access shall not be steeper than 1/20 for a distance of 6 metres from the nearside edge of the carriagway of

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

the road to which access is to be achieved; and thereafter not steeper than 1/10.

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

5 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.

6 Except at the point of access, the existing line hedge along the frontage of the site with Hurn Bank shall be retained at no less than 1 metre in height, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

7 Before the commencement of development, full details of the package treatment plant, including its location on the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved package treatment plant shall be installed to the reasonable satisfaction of the Local Planning Authority prior to the occupation of the dwelling.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plan and description of drainage received by the Local Planning Authority on 12th January 1999.

Director of Housing and Planning Services
03-MAR-99 H09/0662/98

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.

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

Description: One residential dwelling

Location : Dollburn House Hurn Bank
Holbeach Hurn Nr. Spalding

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.
(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) 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 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.

4 The gradient of the vehicular access shall not be steeper than 1/20

for a distance of 6 metres from the nearside edge of the carriagway of the road to which access is to be achieved; and thereafter not steeper than 1/10.

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

5 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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Reason: In the interests of visual amenity.

7 Before the commencement of development, full details of the package treatment plant, including its location on the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved package treatment shall be installed to the reasonable satisfaction of the Local Planning Authority prior to the occupation of the dwelling.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plan & description of drainage received by the Local Planning Authority on 12th January 1999.

25-FEB-99 Checked ✓ d.rob

Authorised to issue (inc Delegation) .....