FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0764/98 Received:24-JUL-98 Type:OUTLINE

Name: Mr S Eaton
Flat 21
North Street
Bourne
Lincs PE10 0AE

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: House and double garage

Location : Adj. Lambleys Mill Northons Lane
Holbeach 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 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 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

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)

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

5 Before the permitted access is commenced to be used the existing access between the site and Northons Lane shall be stopped-up permanently, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

6 Before the new access is commenced to be used the existing hedge shall be removed as shown on the plans submitted with the application (Drawing No. 772006/1) and nothing shall be put in it's place that exceeds 0.6 metres in height.

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.

Your attention is drawn to the fact that this Authority has recently adopted as policy the Lincolnshire Design Guide for Residential Areas. It is therefore the expectation of this Authority that the development should be of an appropriate high standard, preferably reflecting the scale and character of the adjoining cottage.

Director of Housing and Planning Services
03-SEP-98 H09/0764/98

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.

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

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Town and Country Planning Act etc

DRAFT PERMISSION

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2 Edinburgh Walk
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Description: House and double garage

Location : Adj. Lambleys Mill Northons Lane
Holbeach Lincs

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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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(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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approved scheme is implemented satisfactorily.

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01-SEP-98 Checked ..... JMT 2/9

Authorised to issue (inc Delegation)..... 2/9