FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Regulation 4 Town and Country General Regulations 1992

Planning Permission

Reference: H09/0767/98 Received:31-JUL-98 Type:County Council Reg 4

Name: Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YL

Agent: Property Division
County Offices
Newland
Lincoln LN1 1ZA

Description: Erection of single residential dwelling, including means of access
Location : Adj. No 5 Stukeley Hall Drive West End
Holbeach Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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) 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 approved scheme is implemented satisfactorily.

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

4 There shall be no vehicular access directly onto Spalding Road.

Reason: In the interests of highway safety, given the proximity to the Spalding Road/Stukeley Hall Drive junction and also a school access.

5 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.

The site adjoins Holbeach Conservation Area. The appearance/design of the dwelling should therefore preserve or enhance the character or appearance of the aforementioned Conservation Area.

The applicants are advised that trees close to the eastern boundary within the school grounds are the subject of Holbeach Tree Preservation Order No 10, 1986.

Director of Housing and Planning Services
26-OCT-98 H09/0767/98

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

Reference: H09/0767/98 Received:31-JUL-98 Type:County Council Reg 4

Name: Lincolnshire County Council
County Offices
Newland
Lincoln
LN1 1YL

Agent: Property Division
County Offices
Newland
Lincoln LN1 1ZA

Description: Erection of single residential dwelling, including means of access
Location : Adj. No 5 Stukeley Hall Drive West End
Holbeach 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,
(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;~~
(2) ~~(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

approved scheme is implemented satisfactorily.

4 There shall be no vehicular access directly onto Spalding Road.

Reason: In the interests of highway safety, given the proximity to the Spalding Road/Stukeley Hall Drive junction and also a school access.

5 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.

The site adjoins Holbeach Conservation Area. The appearance/design of the dwelling should therefore preserve or enhance the character or appearance of the aforementioned CONSERVATION AREA.

The applicants are advised that trees close to the eastern boundary within the school grounds are the subject of Holbeach Tree Preservation Order No 10, 1986.

22-OCT-98 Checked 23/10 JMA 23/10

Authorised to issue (inc Delegation)..... 23/10