FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/0950/98 Received:23-SEP-98 Type:OUTLINE

Name: Mr & Mrs P G Stratton
Fleet Road
Holbeach
Nr. Spalding
Lincs

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

Description: Residential frontage development for 6 plots

Location : Jekils Bank (Pt. OS 7645) Holbeach St Johns
Nr. 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 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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 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.

5 There shall be no vehicular access directly opposite the junction of Lambert's Bank with Jekils Bank.

Reason: In the interest of highway safety.

6 The disposal of foul water shall be by way of a package treatment plant or a Bio-Disc system. Full details of whichever system is preferred shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: Policy E15 of the South Holland District Local Plan prevents the use of septic tanks unless applicants can show they will work satisfactorily in the long term. No such evidence has been submitted.

7 Prior to the occupation of any of the dwellings a 1.5 metre wide footway shall be constructed, to the reasonable satisfaction of the Local Planning Authority, along the site's frontage to Jekils Bank and in such a way as to allow for a grass verge of a minimum width of 4 metres between the footway and the carriageway edge of Jekils Bank.

Reason: To facilitate safe and adequate pedestrian access, in the interests of highway safety.

You are advised that it is the expectation of the Local Planning Authority that the layout and design of the development should conform with the advice contained in the Lincolnshire Design Guide for Residential Areas, which the Local Planning Authority has adopted as policy.

Director of Housing and Planning Services
15-DEC-98 H09/0950/98

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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11-DEC-98 Checked ✓ 9.12.98.

Authorised to issue (inc Delegation) 14/12