FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/1098/98 Received:06-NOV-98 Type:OUTLINE

Name: The Trustees of the Coney Garth Settlement
c/o Mr Michael Thompson
Estate Office, The Grove,
Holbeach Hurn, Spalding, Lincs

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

Description: Erection of replacement dwelling, including means of access.
Location : Roman Bank Holbeach Hurn
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) 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 Before the new dwelling is commenced the existing building as indicated in yellow on the attached plan shall be demolished and associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

5 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.

6 Before the dwelling is commenced visibility splays shall be provided at the access point measured 2 metres back from the adjoining carriageway edge (measured down the centre of the access) to points measured 20 metres along the carriageway edge in each direction. Such splays shall be cleared of all obstructions, including hedges, above 0.6 metres in height above the carriageway edge and be so maintained thereafter.

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

Director of Housing and Planning Services
18-JAN-99 H09/1098/98

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: H09/1098/98 Received:06-NOV-98 Type:OUTLINE

Name: The Trustees of the Coney Garth Settlement
c/o Mr Michael Thompson
Estate Office, The Grove,
Holbeach Hurn, Spalding, Lincs

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

Description: Erection of replacement dwelling, including means of access.
Location : Roman Bank Holbeach Hurn
Spalding Lincolnshire

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) 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 Before the new dwelling is commenced the existing building as indicated in ~~is~~ yellow on the attached plan shall be demolished and associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

5 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.

6 Before the dwelling is commenced visibility splays shall be provided ~~and~~ at the access point measured 2 metres back from the adjoining carriageway edge (measured down the centre of the access) to points measured 20 metres along the carriageway edge in each direction. Such splays shall be cleared of all obstructions, including hedges, above 0.6 metres in height above carriageway edge and be so maintained thereafter.

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

11-JAN-99 Checked ✓ 11/1 11/1

Authorised to issue (inc Delegation)..... 15/1