SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/1127/01 Received: 24-SEP-01 Type: OUTLINE

Name: Mr and Mrs Ladbrook
76 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Agent: Mr and Mrs Ladbrook
76 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of a replacement house

Location : Old Rectory Church Street
Holbeach

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:

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 written 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.

Council Offices
Priory Road
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PE11 2XE

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Reason: The application was submitted in outline only.

3 This permission shall relate only to the erection of a two storey house. (NB : For the purposes of this condition "two storey house" does not include "chalet").

Reason: In the interests of the character of the Conservation area and the proper development of the site.

4 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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 Prior to the commencement of the development, details of the route and construction of the driveway leading to the dwelling shall be submitted to and approved in writing by the Local Planning Authority and such details as approved shall be implemented in full.

Reason: In order to prevent tree root damage from the construction of the driveway.

7 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

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Reason: The proposed development is in an area of archaeological significance.

8 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

The determined plans are:
Location plan received 19 September 2001.

The applicant is reminded that any dwelling design will need to be of a particularly high standard bearing in mind the Conservation Area and the open nature of the site. To this end early contact with the Local Planning Authority to discuss design solutions will be essential.

Head of Planning & Development
16 MAY 2002 H09/1127/01

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H09/1127/01 Received: 24-SEP-01 Type: OUTLINE

Name: Mr and Mrs Ladbrook
76 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Agent: Mr and Mrs Ladbrook
76 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of a replacement house

Location : Old Rectory Church Street
Holbeach

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 written 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 This permission shall relate only to the erection of a two storey house. (NB for the purposes of this condition "two storey house" does not include "chalet").

Reason: In the interests of the character of the Conservation area and the proper development of the site.

4 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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 Prior to the commencement of the development, details of the route and construction of the driveway leading to the dwelling shall be submitted to and approved in writing by the Local Planning Authority and such details as approved shall be implemented in full.

Reason: ~~In the interests of the well being of the trees on~~ site.

In order to prevent tree root damage during the construction of the driveway

7 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

8 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

The determined plans are:
Location plan received 19 September 2001.

The applicant is reminded that any dwelling design will need to be of a particularly high standard bearing in mind the Conservation Area and the open nature of the site. To this end early contact with the Local Planning Authority to discuss design solutions will be essential.

Head of Planning & Development
13 MAY 2002

H09/1127/01

UDS 15-5-a