SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/1376/02 Received: 16-DEC-02 Type: OUTLINE

Name: Mr R T Login
The Meadows
Dowsdale
Crowland
Peterbrough PE6 0NF

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Residential frontage development for one plot

Location : Chapel Drove Holbeach Drove
Spalding

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.

Reason: The application was submitted in outline only.

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3 Before development is commenced, a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
(i) Details of position, species and planting height of any new planting.
(ii) Details of which of the existing trees/hedges are to be retained or removed.

4 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.

5 Before any new dwelling is commenced the existing buildings on site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the locality.

6 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

7 Before the accesses are commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for motor vehicles to turn to enable them 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.

8 Before any dwelling is occupied provision shall be made along the frontage of the site for a vehicle to wait wholly clear of the carriageway of Chapel Drove in accordance with details to be submitted

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to and approved in writing by the Local Planning Authority.

Reason: To avoid obstruction of the public highway by vehicles making deliveries to the site.

9 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.

Note(s):

The determined plans are:-
Dwg no. TF3212/3312 received 16 December 2002.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Your attention is drawn to the fact that this Authority has adopted as policy the Lincolnshire Design Guide for Residential Areas. It is, therefore, the expectation of the Council that the development be of appropriate high standard. The scheme should incorporate existing trees within it as far as possible.

Head of Planning & Development
03 MAR 2003 H09/1376/02

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 H09/1376/02 Received: 16-DEC-02 Type: OUTLINE

Name: Mr R T Login
The Meadows
Dowsdale
Crowland
Peterbrough PE6 0NF

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Residential frontage development for one plot

Location : Chapel Drove Holbeach Drove
Spalding

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.

Reason: The application was submitted in outline only.

3 Before development is commenced, a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:

(i) Details of position, species and planting height of any new planting.
(ii) Details of which of the existing trees/hedges are to be retained or removed.

4 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.

5 Before any new dwelling is commenced the existing buildings on site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the locality.

6 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

7 Before the accesses are commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for motor vehicles to turn to enable them 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.

8 Before any dwelling is occupied provision shall be made along the frontage of the site for a vehicle to wait wholly clear of the carriageway of Chapel Drove in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid obstruction of the public highway by vehicles making deliveries to the site.

9 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.

Note(s):

The determined plans are:-
Dwg no. TF3212/3312 received 16 December 2002.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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 the Council that the development be of appropriate high standard. The scheme should incorporate existing trees within it as far as possible.

Head of Planning & Development
26 FEB 2003

H09/1376/02

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Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H09/0225/06 Received: 15-FEB-06 Type: RESERVED MATTERS

Name: Mr S Williamson
'Fenbank House'
Dowsdale Bank
Shepeau Stow
Spalding Lincs PE12 0UA

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs PE11 3RY

Description: Proposed single dwelling with detached double garage **(outline application H09/1376/02)**

Location : Frontage land south east : Chapel Drove Holbeach Drove

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policies SG14 and SG20 of the South Holland Re-Deposit Local Plan, 2005.

2 No development shall take place until a scheme specifying the methods of recording or preserving any archaeological deposits which may be affected by the approved works and including a timetable for such recording has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in strict accordance with the agreed scheme.

Reason: The site is of archaeological importance.

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This Condition is imposed in accordance with Policy E6 and E6A of the Adopted South Holland Local Plan which seeks to safeguard and enhance the quality and amenity of the built environment and the district's cultural heritage, and in accordance with Policy BE4 of the Lincolnshire Structure Plan.

3 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policies SG14 and SG20 of the South Holland Re-Deposit Local Plan, 2005.

4 Before the commencement of the development hereby permitted the final colour of the rainwater goods hereby permitted shall be approved in writing by the Local Planning Authority, and the colour so approved shall be applied within one month of the development hereby permitted being first brought into use and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policies SG14 and SG20 of the South Holland Re-Deposit Local Plan, 2005.

5 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over these details of the

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development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policies SG14 and SG20 of the South Holland Re-Deposit Local Plan, 2005.

6 The external face of the frame to all new windows shall be set in a reveal of a minimum of 50 mm from the front face of the adjacent walling and thereafter so maintained.

Reason : To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policies SG14 and HS70 of the South Holland Re-Deposit Local Plan, 2005.

7 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

8 Before the commencement of the development hereby permitted, a scheme of tree planting for the site including details of positions, heights on planting and species shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees shall be maintained by the owner or owners of the land on which they are situated for the period of ten years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

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Reason: To ensure that the development includes tree planting, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

Reason For Approval
The proposal is in accordance with local policies as set out in
Policy E1 and H3 of the Adopted South Holland District Local Plan, 1998;
Policies SG1, SG14, SG17 and HS7 of the South Holland Re-Deposit Local Plan, April 2005.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are :
1:1250 site location plan and dwg. no. 148/2/2006A, received 15 February 2006.
Amended dwg. no. 148/1/2006B, received 8 March 2006.

Your attention is drawn to the attached letters from the Environment Agency and South Holland Internal Drainage Board.

Head of Planning & Development
04-APR-06

H09/0225/06

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.

Terry Huggins Chief Executive
Tim Leader Director of Corporate Services Andrew Petcher Director of Rural Services

Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Refusal of Reserved Matters

COPY Earlier App

Reference: H09/1722/05 Received: 19-DEC-05 Type: RESERVED MATTERS

Name: Mr S D Williamson
'Fenbank House'
Dowsdale Bank
Shepeau Stow
Spalding Lincs PE12 0UA

Agent: M J Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs PE11 3RY

Description: Proposed single dwelling with integral double garage (Outline permission H09/1376/02)

Location : Frontage land south east : Chapel Drove Holbeach Drove

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

1 The proposed development, by reason of its overall design composition, form, scale and excessive ornamentation, constitutes a discordant form of development which would be architecturally and visually out of character with the existing adjacent dwellings and the surrounding area. The development constitutes a suburban form of housing entirely at odds with its rural context and displays no vernacular characteristics. The proposal is therefore contrary to the provisions of Policy E1 of the Adopted South Holland District Local Plan, 1998 and Policies SG1, SG14, SG17 and SG20 of the South Holland Re-Deposit Local Plan, 2005 which seeks to ensure new development is in keeping with the adjoining development and surrounding area.

Note(s):

The determined plans are:
1:1250 site location plan, dwg. nos. 135/1/2005, 135/2/2005 and 135/3/2005 received 19 December 2005.

Beacon Council 2003-2004 Supporting the Rural Economy

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Head of Planning & Development
08-FEB-06

H09/1722/05

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.