SALLY WALTHAM
BA (Hons) F.C.I.H.
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09/1393/00 Received: 27-NOV-00 Type: OUTLINE

Name: Mr & Mrs J E Hall
22 Windsor Avenue
Holbeach
Spalding
Lincs PE12 7AN

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

Description: Use of the site for the erection of one residential dwelling and garage
Location : Fleet Street Holbeach
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:

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 Before the access is commenced to be used, provision shall be made within the site to the

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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.

4 The new dwelling shall be single-storey (with no accommodation within the roofspace) and shall be sited and designed to protect future occupiers from noise disturbance associated with commercial activities adjoining the site.

Reason: To ensure future occupiers have a satisfactory level of residential amenity given the site's proximity to existing commercial sites.

5 Before development is commenced details of screening along the northern, eastern and southern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such screening shall be fully implemented before occupation of the dwelling.

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

The determined plans are:-
1:2500 plan received 27 November 2000.
Dwg no. SD01-007/1 received 28 February 2001.

The new bungalow should be acoustically designed with acoustic vents within noise sensitive rooms (e.g. bedrooms). The garage should preferably be sited closest to the western boundary. The northern and western boundaries should be acoustically screened.

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.

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20 JUN 2001

H09/1393/00

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H09/1393/00 Received: 27-NOV-00 Type: OUTLINE

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22 Windsor Avenue
Holbeach
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Lincs PE12 7AN

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

Description: Use of the site for the erection of one residential dwelling and garage

Location : Fleet Street Holbeach
Spalding 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 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 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.

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Director of Housing and Planning Services
15 JUN 2001

H09/1393/00