**SALLY WALTHAM**
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

**Town and Country Planning Act 1990**

# Outline Planning Permission

Reference: H12/0009/00 Received: 28-JAN-00 Type: OUTLINE

Name: Estate of Miss J M Beba Dec.
c/o Abbot's Manor
10 Spalding Road
Holbeach
Spalding, Lincolnshire

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

Description: One residential dwelling

Location : Marriot's Gate Lutton
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:**

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 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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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 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 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.

6 There shall be no extensions to the property.

Reason: The site is restricted in size and control is considered necessary over any extensions to ensure no detriment to the amenities of the locality and neighbouring property in particular.

The determined plans are:-
1:2500 plan received 4 Jan 2000
1:500 plan received 28 Jan 2000.

In accordance with the provisions of the South Holland District Local Plan and also the Lincolnshire Design Guide for Residential Areas the dwelling should be sited and designed so that it is sympathetic and satisfactorily fits within the streetscene. It's design should also be such that it does not overlook neighbouring property at close range (a small single storey dwelling may be the solution).

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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**Director of Housing and Planning Services**
**05 APR 2000**

H12/0009/00

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 H12/0009/00 Received: 28-JAN-00 Type: OUTLINE

Name: Estate of Miss J M Beba Dec.
c/o Abbot's Manor
10 Spalding Road
Holbeach
Spalding, Lincolnshire

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

Description: One residential dwelling

Location : Marriot's Gate Lutton
Nr. 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 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 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 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.

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Reason: The site is restricted in size and control is considered necessary over any extensions to ensure no detriment to the amenities of the locality and neighbouring property in particular.

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**Director of Housing and Planning Services**
**29 MAR 2000**

H12/0009/00

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