SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H12/0504/00 Received: 20-APR-00 Type: OUTLINE

Name: Mr F C Patrick
18 Gedney Road
Long Sutton
Lincs
PE12 9JN

Agent: Vawser & Co
46 West End
March
Cambs
PE15 8DL

Description: Erection of one dwelling

Location : 18 Gedney Road Long Sutton
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 A single storey building only shall be built on the site.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Reason: To ensure the new building is in keeping with the character of the locality and to protect the amenity of adjoining residential occupiers.

4 Details of acoustic fencing along the north-western side of the drive way shall be submitted as part of the Reserved Matters approval and the approved fence shall be installed before the dwelling is occupied, and thereafter be retained.

Reason: In the interests of protecting the amenity of the adjoining residential occupier.

5 Prior to the commencement of the development a contaminated land risk assessment shall be undertaken to ascertain whether ot not there is a pollutant linkage associated with the land use. Such results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the future occupier of the dwelling.

6 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.

7 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.

The determined plans are:-
Amended plan received 14 June 2000.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
11 SEP 2000

H12/0504/00

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 H12/0504/00 Received: 20-APR-00 Type: OUTLINE

Name: Mr F C Patrick
18 Gedney Road
Long Sutton
Lincs
PE12 9JN

Agent: Vawser & Co
46 West End
March
Cambs
PE15 8DL

Description: Erection of one dwelling

Location : 18 Gedney Road Long Sutton
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 A single storey building only shall be built on the site.

Reason: To ensure the new building is in keeping with the character of the locality and to protect the amenity of adjoining residential occupiers.

4 Details of acoustic fencing along the north-western side of the drive way shall be submitted as part of the Reserved Matters approval and the approved fence shall be installed before the dwelling is occupied, and thereafter be retained.

Reason: In the interests of protecting the amenity of the adjoining residential occupier.

5 Prior to the commencement of the development a contaminated land risk assessment shall be undertaken to ascertain whether ot not there is a pollutant linkage associated with the land use. Such results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the future occupier of the dwelling.

X D21
X SC27
X SN1 Details : Amended plan received 14 June 2000.

Director of Housing and Planning Services
08 SEP 2000

H12/0504/00

✓ 8/9
GJS 9-9-00