FILE COPY

HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H12/0646/98 Received:25-JUN-98 Type:OUTLINE

Name: P G W Hoyles
Monmouth House
Monmouth Lane
Lutton, Spalding
Lincolnshire. PE12 9JH

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erection of 5 dwellings.

Location : Roman Bank Lutton Gowts
Spalding Lincolnshire

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 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 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 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.

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

SOUTH HOLLAND DISTRICT COUNCIL

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 the accesses are commenced to be used, provision shall be made within each respective plot 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.*

6 Before the construction of any dwelling 1.5m wide footway shall be constructed to the reasonable satisfaction of the Local Planning Authority along the entire frontage of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall provide for a grass verge at least 1.5m in width between the footpath and the carriageway of the highway.

Reason: In the interests of highways safety and to ensure convenience of access.

Your attention is drawn to the expectation of the Local Planning Authority that the layout and design of the development shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas which the Authority has adopted as policy.

Your attention is drawn to the fact that the layout drawing to the scale of 1:200 has been treated as indicative only: it does not form an integral part of the permission.

Director of Housing and Planning Services
03-SEP-98 H12/0646/98

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

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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(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.

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Reason: The application was submitted in outline only.

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Reason: In the interests of visual amenity.

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01-SEP-98 Checked .....

Authorised to issue (inc Delegation)....