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

**Town and Country Planning Act 1990**

# Outline Planning Permission

Reference: H13/0502/00 Received: 08-MAY-00 Type: OUTLINE

Name: Mr & Mrs R J Embleton
17 Swan Drive
Hanbury Park
Droitwich
Worcs. WR9 8WA

Agent: Mr & Mrs R J Embleton
17 Swan Drive
Hanbury Park
Droitwich
Worcs. WR9 8WA

Description: Two storey dwelling house (starter home), including details of siting

Location : Land adjacent 5 Woodgate Road Moulton Chapel 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 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

**SALLY WALTHAM**
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Housing and Planning
Services Department,
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[redacted]ilding,
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**HOUSING & PLANNING SERVICES DEPARTMENT**

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 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.

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 design of the development should be of an appropriate high standard and sympathetic to the streetscene. It should also be designed so as not to overlook neighbouring residential property at close range and to protect future occupiers from disturbance associated with the village hall. Sensitive rooms (e.g. bedrooms) should face away from the hall.

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.

The determined plans are:-
Location plan received on the 20 April 2000.
Amended site plan received 12 June 2000.

**Director of Housing and Planning Services**
**14 JUL 2000**

H13/0502/00

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.

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Lincolnshire. PE11 2XE
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HOUSING & PLANNING SERVICES DEPARTMENT

**Town and Country Planning Act etc**

# DRAFT PERMISSION

DRAFT

Reference H13/0502/00 Received: 08-MAY-00 Type: OUTLINE

Name: Mr & Mrs R J Embleton
17 Swan Drive
Hanbury Park
Droitwich
Worcs. WR9 8WA

Agent: Mr & Mrs R J Embleton
17 Swan Drive
Hanbury Park
Droitwich
Worcs. WR9 8WA

Description: Two storey dwelling house (starter home), including details of siting

Location : Land adjacent 5 Woodgate Road Moulton Chapel 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 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

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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 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.

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 design of the development should be of an appropriate high standard and sympathetic to the streetscene. It should also be designed so as not to overlook neighbouring residential property at close range and to protect future occupiers from disturbance associated with the village hall. Sensitive rooms (e.g. bedrooms) should face away from the hall.

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.

The determined plans are:-
location plan received on the 20/4/00
amended site plan received 12/6/00.

**Director of Housing and Planning Services**
**07 JUL 2000**

H13/0502/00

LMS 13-7-00.