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: H13/0576/99 Received: 09-JUN-99 Type: OUTLINE

Name: Mrs D H Braybrooks
16 Stonegate
Cowbit
Spalding, Lincs
PE12 6AH

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs PE11 1BS

Description: Erection of two dwellings and accesses

Location : Land to north of Roman Road (Between Greystones & Shrove House)
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 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.

Reason: The application was submitted in outline only.

3 The site shall be developed by two frontage plots only.

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Reason: Development in depth or in tandem would be out of character with the area and may result in a dwelling outside the development boundary for the village.

4 The details submitted in accordance with condition 2 (3) shall include:
i) An accurate survey including levels of the site, such survey to indicate precisely the positions and species of all trees and the extent of their canopies.
ii) A plan and schedule of all trees, indicating which are to be retained, felled, topped or lopped.
iii) A plan and schedule for the planting of trees and shrubs, their types and distribution on the site, hard landscaping, and the areas to be seeded or turfed.
iv) A programme of the timing of the landscape work having regard to the timing of the commencement of any part of the development hereby permitted.
v) An indication of the measures to be taken during the course of development operations to protect these trees which it is intended to retain.

Reasons: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

5 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:- 1:2500 site location plan received on 9 June 1999.

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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HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
23 JUL 1999

H13/0576/99

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 H13/0576/99 Received: 09-JUN-99 Type: OUTLINE

Name: Mrs D H Braybrooks
16 Stonegate
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Agent: Messrs R Longstaff & Co
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Description: Erection of two dwellings and accesses

Location : Land to north of Roman Road (Between Greystones & Shrove House)
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 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 site shall be developed by two frontage plots only.

Reason: Development in depth or in tandem would be out of character with the area and may result in a dwelling outside the development boundary for the village.

4 The details submitted in accordance with condition (3) 2 shall include:
i) An accurate survey including levels of the site, such survey to indicate precisely the positions and species of all trees and the extent of their canopies.
ii) A plan and schedule of all trees, indicating which are to be retained, felled, topped or lopped.
iii) A plan and schedule for the planting of trees and shrubs, their types and distribution on the site, hard landscaping, and the areas to be seeded or turfed.
iv) A programme of the timing of the landscape work having regard to the timing of the commencement of any part of the development hereby permitted.
v) An indication of the measures to be taken during the course of development operations to protect these trees which it is intended to retain.

Reasons: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

5 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.

SNI _____ received on 9 JUNE 1999.

HTJ.

Director of Housing and Planning Services
20 JUL 1999

H13/0576/99

No 2017,
UTS 23-7-99.