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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/0642/98 Received:23-JUN-98 Type:OUTLINE

Name: Messrs Wiles Bros.
The Willows
Fengate
Moulton Chapel
Spalding, Lincolnshire

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding, Lincolnshire

Description: Frontage residential development.

Location : Fengate Moulton Chapel
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;

Reason: The application was submitted in outline only.

3 Before any development is commenced, details showing landscaping (including details of positions, height on planting and species of trees and shrubs) and also plot delineation for the whole of the site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

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

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)

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 any dwellings are commenced a footway (connecting to the existing footway to the south) and also street lighting shall be provided, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for residents and their visitors.

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 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

You are advised that you will be required to enter into a Section 278 Agreement with Lincolnshire County Council regarding the footway and streetlighting.

This Authority has adopted as policy the Lincolnshire Design Guide for Residential Areas and there is, therefore, an expectation that the development should be of an appropriate high standard. The new footpath should preferably be set back behind a verge.

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SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
25-SEP-98 H13/0642/98

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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Agent: G R Merchant
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12A Park Road
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Spalding, Lincolnshire

Description: Frontage residential development.

Location : Fengate Moulton Chapel
Spalding Lincolnshire

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;
planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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Reason: To ensure a comprehensive scheme and also a satisfactory scheme, in the interests of the visual amenities of the locality.

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

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.

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22-SEP-98 Checked JM 23/9

Authorised to issue (inc Delegation)..... 23/9