

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/0881/96

Received: 19-SEP-96 Type: OUTLINE

Name: Exors of J H Dennis Deceased	Agent: R Longstaff & Co
c/o Peter Frost & Co	5 New Road
1 London Road	Spalding
Spalding	Lincs
Lincs PE11 2DH	PE11 1BS

Description: Erection of dwelling, alter existing access to provide new driveway to serve Nos. 8 and 10 Woodgate
 Location : 10 Woodgate 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 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.

Reason: The application was submitted in outline only.

- 3 Before development is commenced, details of a landscaping scheme showing the following details shall be submitted to and approved in writing by the Local Planning Authority: namely
 - (i) The positions, height and species of existing trees/hedges.
 - (ii) Proposals for felling or retention of existing trees/hedges.
 - (iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

Reason: In the interests of the visual amenities of the rural 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 five 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 vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 6 Before the access is commenced to be used the land between the existing highway boundary and the vision splay indicated on the submitted plan shall be cleared of all obstructions exceeding 0.6 metres in height, and so maintained thereafter.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Woodgate Road.

The landscaping scheme should include an indigenous fronting hedge set behind the visibility splay.

The design/appearance of the dwelling should reflect the traditional building character of the area.

Director of Housing and Planning Services
14-NOV-96 H13/0881/96

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Received: 19-SEP-96 Type: OUTLINE

Name: Exors of J H Dennis Deceased
c/o Peter Frost & Co
1 London Road
Spalding
Lincs PE11 2DH

Agent: R Longstaff & Co
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PE11 1BS

Description: Erection of dwelling, alter existing access to
provide new driveway to serve Nos. 8 and 10 Woodgate

Location : 10 Woodgate 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:
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Reason: The application was submitted in outline only.

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 - (iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

Reason: In the interests of the visual amenities of the rural locality.

- 4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan

accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- (8) Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the submitted plan shall be cleared of all obstructions exceeding 0.6 metres in height, and so maintained thereafter.

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The design/appearance of the dwelling should reflect the traditional building character of the area.

06-NOV-96

Checked *£ 2/11*

Authorised to issue (inc Delegation)..... *A. 12/11*