SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0368/95 Received:15-MAY-95 Type:OUTLINE

Name: C M Bowser
Graft House
13 Knight Street
Pinchbeck
Spalding Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development (2 Plots) including access off Bear Lane
Location : Off Bear Lane Pinchbeck
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) Construction details of any vehicular access to a road;
(2) 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;
(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 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 The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of Bear Lane/Brownlow Crescent; and the effective width of the access at the inner tangent points shall be 4.25 metres.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

5 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.

6 The vehicular access shall be formed at the western end of the site's frontage to Brownlow Crescent.

Reason: In the interests of road safety.

7 The existing hedge on the western frontage shall for a distance of two metres back from Brownlow Crescent be cut back to a maximum height of 0.6 metres above the adjoining ground level and be 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 Brownlow Crescent.

8 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the attached plan (drawing no. H14/0368/95/1, dated 25 April 1995 - attached) 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 freedome of flow of traffic using this stretch of Brownlow Crescent.

9 Before development commences the proposed 2 metre high and 2.5 metre high acoustic fences shown on the drawing, referenced CFL.4A, shall be erected and maintained thereafter.

Reason: In the interests of the residential amenities of the proposed dwellings.

10 The development shall be for two bungalows only.

Reason: In the interests of the amenities of surrounding dwellings and the protection of the proposed dwellings from the adjoining commercial premises

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
21-JUN-95 H14/0368/95

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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Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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(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.

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(2) 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;
~~(3) 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.

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20-JUN-95

AD check.....

Authorised to issue (inc Delegation).....