SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0446/94 Received:09-MAY-94 Type:PERMISSION RENEWAL

Name: Mr & Mrs A D Boor
21 Flaxmill Lane
Pinchbeck
Spalding
Lincs, PE11 3XN

Agent: Mr & Mrs A D Boor
21 Flaxmill Lane
Pinchbeck
Spalding
Lincs, PE11 3XN

Description: Erection of bungalow

Location : Flaxmill Lane Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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; not all names
(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. hedge details needed

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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

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.

The applicant is advised that the originally submitted plan was considered as information only and does not form any part of this planning permission. The Local Planning Authority also consider that a bungalow on this site needs to be specifically designed for the plot and should take into account the appeal inspectors comments, in the decision letter for the appeal referenced H14/0399/89 (DoE reference T/APP/A2525/A/135899/P8). An adaption of a standard design is unlikely to be acceptable.

Director of Planning and Building Control Services
16-JUN-94 H14/0446/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/0446/94 Received:09-MAY-94 Type:PERMISSION RENEWAL

Name: Mr & Mrs A D Boor
21 Flaxmill Lane
Pinchbeck
Spalding
Lincs, PE11 3XN

Agent: Mr & Mrs A D Boor
21 Flaxmill Lane
Pinchbeck
Spalding
Lincs, PE11 3XN

Description: Erection of bungalow

Location : Flaxmill Lane Pinchbeck
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 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 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.

originally
The applicant is advised that the submitted plan was considered as information only and does not form any part of this planning ~~approval~~ permission. The Local Planning Authority also consider that a bungalow on this site needs to be specifically designed for the plot and should take into account the appeal inspectors comments, in the decision letter for the appeal referenced H14/0399/89 (DoE reference T/APP/A2525/A/135899/P8). An adaption of a standard design is unlikely to be acceptable.

15-JUN-94 AD check....15/6....

Authorised to issue (inc Delegation)....16/6....

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

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H14/0446/94

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H14/0236/96 Received:15-MAR-96 Type:RESERVED MATTERS

Name: Mr & Mrs A D Boor
21 Flaxmill Lane
Pinchbeck
Spalding
Lincs

Agent: Mr & Mrs A D Boor
21 Flaxmill Lane
Pinchbeck
Spalding
Lincs

Description: Proposed bungalow

Location : Flaxmill Lane Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995 no extensions or curtilage buildings shall be erected.

Reason: In the interests of amenity owing to the shape and size of the site.

This permission is granted in accordance with the application submitted as revised by the amended schedule in relation to materials and screen hedging received by the Local Planning Authority on 22 April 1996.

sgd S A WALTHAM
Director of Housing and Planning Services

31-MAY-96 H14/0236/96