SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and 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

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0607/01 Received: 18-MAY-01 Type:OUTLINE

Name: M J Yould
The Old Packhouse
Cheal Road
Surfleet
Spalding Lincs PE11 4JF

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erect three dwellings and garages

Location : Land Adj. 26 Six House Bank West 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:

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, 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

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HOUSING & PLANNING
SERVICES DEPARTMENT

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 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 in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by 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.

5 Development shall not commence until the Dovehirne Drain has been piped and backfilled.

Reason: To provide sufficient depth of site to permit residential development.

6 The existing hedge shall be retained at a height of at least 1metre along the boundary of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 5 years, beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary, the hedge shall be allowed to reach a height of at least 1metre.

Reason: In the interests of the visual amenity of the street scene.

7 Prior to the commencement of any development, a detailed flood risk assessment shall be carried out incorporating a scheme for the design, provision, implementation and maintenance of flood risk protection. The flood risk assessment shall be submitted to and approved in writing by the Council in consultation with the Environmental Agency. The scheme shall be implemented and completed fully in accordance with the requirements of the approved scheme and the requirements of the approved implementation programme. The applicant shall confirm the completion of the approved scheme in writing one month thereafter.

Reason: To reduce the risk of increased flooding.

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8 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.

The determined plans are:-
1:2500 plan received 18 May 2001.

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.

Director of Housing and Planning Services
13 AUG 2001

H14/0607/01

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.

SALLY WALTHAM
B[illegible]ons) F.C.I.H.
Dire[illegible]of Housi[illegible]& Pla[illegible]ing S[illegible]s

H[illegible]ning
Ser[illegible]Depar[illegible]t,
C[illegible]ncil Offices,
[illegible]tory Road,
Spalding,
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Fax: (01775) 710772

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D[illegible]RICT COUNC[illegible]
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SERVICES DEPAR[illegible]ENT

Town and Country Planning Act etc

DRAFT PERMISSION

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Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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Reason: To reduce the risk of increased flooding.

6 B21

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The determined plans are:-
1:2500 plan received 18 May 2001.

√ Has highway access? Yes

Director of Housing and Planning Services
10 AUG 2001

H14/0607/01

10/8.

PM 13/8
LMS 13-8-01