SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0751/96 Received:13-AUG-96 Type:OUTLINE

Name: Mr and Mrs L Chamberlain
Cowbit Farm,
Starlode Drove
West Pinchbeck
Spalding, Lincolnshire

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincolnshire

Description: Residential development

Location : Northgate West Pinchbeck
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;
(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 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

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)

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 A fence 1.8 metres high, details of which shall be submitted to and approved in writing by the Local Planning Authority, shall be erected along the western boundary of the site before building work is commenced.

Reason: In the interests of the amenities of the area.

5 Before the accesses are 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 southern boundary of the site (apart from at the access points) shall be delineated by a hedge of thorn of a height of at least one metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hedge of thorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five 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 one metre.

Reason: To safeguard the amenities of the locality.

The applicants are advised that the final development should pay regard to the rural character of the locality in terms of dwelling numbers, design and space between dwellings.

Director of Housing and Planning Services
21-NOV-96 H14/0751/96

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.

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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Description: Residential development

Location : Northgate West Pinchbeck
Spalding Lincolnshire

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.

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.

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DC Is this OK?

Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

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Reason: In the interests of the amenities of the area.

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

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Reason: To safeguard the amenities of the locality.

The applicants are advised that the final development should pay regard to the rural character of the locality in terms of dwelling numbers, design and space between dwellings.

07-NOV-96 Checked .....SAS 12/11.

Authorised to issue (inc Delegation).....14/11.....

NB: This application is being treated as an Outline is this OK? - NOT a renewal.