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

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0916/99 Received: 16-SEP-99 Type:OUTLINE

Name: F Tipler & Sons (Pinchbeck)Ltd
Northgate Nurseries
Northgate
West Pinchbeck
Spalding Lincs

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: One dwelling, garage and vehicular access

Location : Land adj. Northgate Nurseries Northgate
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 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.

5 The northern and southern boundaries of the site shall be screened with 2 metre high fences, before the dwelling is occupied, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of future occupants against the activities on the adjacent nursery.

The determined plans are:-
Site Location Plan received on 16 Sep 99.

The applicants are advised that the dwelling should be designed so as to minimise the affects of the activities of the adjacent nursery on the residential amenities of the dwelling; and that a bungalow would be the preferable form of dwelling.

Director of Housing and Planning Services
10 DEC 1999

H14/0916/99

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Agent: Messrs R Longstaff & Co
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PE11 1BS

Description: One dwelling, garage and vehicular access

Location : Land adj. Northgate Nurseries Northgate West Pinchbeck 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) The siting and design of any vehicular access to a road;
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The applicants are advised that the dwelling should be designed so as to minimise the affects of the activities of the adjacent nursery on the residential amenities of the dwelling; and that a bungalow would be the preferable form of dwelling.

Director of Housing and Planning Services
04 DEC 1999

✓ BI. 4/12
DZ 3/12

H14/0916/99