SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H15/0116/98 Received:05-FEB-98 Type:PERMISSION RENEWAL

Name: Mr R Girdlestone
Grove Farm
Watergate
Quadring
Spalding Lincs

Agent: AP Sales
38 New road
Spalding
Lincs

Description: Residential development (two dwellings) - Renewal of application H15/1217/94)
Location : Adj. Grove Farm, Watergate Quadring 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;
(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

MRS SALLY WALTHAM BA (Hons) FC.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 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the use hereby permitted is commenced.

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

5 The private drive shall be constructed as shown on the block plan before any of the dwellings are commenced.

Reason: In the interests of road safety.

6 Before the access is commenced to be used existing hedges/trees shall, for a distance of 40 metres on the northern side of the access, be lowered to a height of not more than 0.6 metres above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

7 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

The applicant is advised that in accordance with the Lincolnshire Design Guide the final development should be appropriate for this rural location in terms of siting, design and landscaping.

Director of Housing and Planning Services
20-MAR-98 H15/0116/98

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Location : Adj. Grove Farm, Watergate Quadring 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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(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;
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Reason: The applicatior was submitted in outline only.

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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: In the interests of the amenities of the area.

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Reason: The proposed development is in an area of archaeological significance.

X The applicant is advised that the final development should be appropriate for this rural location in terms of siting, design and landscaping.

18-MAR-98 Checked 19/3

Authorised to issue (inc Delegation)..... 19/3.