SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H15/0821/00 Received: 29-JUN-00 Type: OUTLINE

Name: T A Pell
14 Watergate
Quadring
Spalding
Lincolnshire

Agent: T A Pell
14 Watergate
Quadring
Spalding
Lincolnshire

Description: Erection of dwelling.

Location : 18 Watergate Quadring
Spalding

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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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 Prior to the commencement of development hereby permitted a scheme shall be submitted to and be approved in writing by the Local Planning Authority for the reinstatement of a formal 1.8 metre wide kerbed footway, together with a system for the satisfactory disposal of highway surface water run-off at the frontage of the site. The works, as approved shall be completed prior to the occupation of the dwelling.

Reason: To ensure the provision of safe and adequate means of passage on foot for residents and their visitors and to ensure that the plot and the adjacent highway are not adversely affected by reason of flooding as a consequence of this development.

5 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.

6 Before the development of the site commences the existing commercial building (No. 18 Watergate) shall be demolished in its entirety and the rubble cleared from the site.

Reason: To ensure a satisfactory development and to safeguard the residential amenities of future occupants.

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.

The determined plans are:-
1:2500 location plan received 29 June 2000.

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Director of Housing and Planning Services
05 SEP 2000

H15/0821/00

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

Reference H15/0821/00 Received: 29-JUN-00 Type: OUTLINE

Name: T A Pell
14 Watergate
Quadring
Spalding
Lincolnshire

Agent: T A Pell
14 Watergate
Quadring
Spalding
Lincolnshire

Description: Erection of dwelling.

Location : 18 Watergate Quadring
Spalding

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 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;
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Reason: The application was submitted in outline only.

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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 ensure a satisfactory development and to safeguard the residential amenities of future occupants.

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