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: H16/0052/01 Received: 15-JAN-01 Type: OUTLINE

Name: W R Refrigeration Ltd.
Heanor Street
Leicester
LE1 4DB

Agent: A P B Chartered Surveyors
13 De Montfort Street
Leicester
LE1 7GE

Description: Residential development

Location : Land at Woolram Wygate 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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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 southern boundary of the site shall be delineated by a 2 metre high acoustic fence in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved fence shall be constructed before the dwellings are occupied and be retained thereafter.

Reason: To safeguard the amenities of future occupants.

6 The private drive shall be illuminated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be installed prior to the occupation of the dwelling.

Reason: In the interests of the amenity and security of future occupants.

7 A contaminated land risk assessment shall be undertaken in accordance with the Environmental Protection Act 1990, Part 2A, to resolve whether or not there is a pollutant linkage associated with the site. Such as assessment, together with measures for addressing any pollution issues, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved scheme shall be implemented as necessary concurrently with the development.

Reason: In the interests of the future occupiers of the dwelling.

The determined plans are:-
Dwg nos. 1190/6 and 1190/7 received 15 January 2001.

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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 dwelling on the southernmost plot should be designed taking into account the existence of permission for a commercial building.

The applicants are advised that the Local Planning Authority consider that 3 dwellings only are acceptable for this site.

Director of Housing and Planning Services
29 MAY 2001

H16/0052/01

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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17 MAY 2001

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