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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
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Telephone: (01775) 761161
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0077/01 Received: 16-MAR-01 Type:OUTLINE

Name: Mr R & Mrs P A Chapman
183 Woolram Wygate
Spalding
Lincs
PE11 3PA

Agent: Mr R & Mrs PA Chapman
183 Woolram Wygate
Spalding
Lincs
PE11 3PA

Description: Residential development

Location : 183 Woolram Wygate 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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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 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 in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

5 The development of the site shall be restricted to no more than 3 single storey dwellings sited so that all habitable rooms are situated within the area delineated by blue cross hatching on the the submitted plan, a copy of which is attached to the decision notice.

Reason: To ensure a satisfactory development given the location of the site close to the adjacent railway line and the need to protect the amenities of existing and future householders.

6 Any bedroom windows overlooking the railway shall be fitted with acoustic vents 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.

7 Before any dwellings are occupied the eastern boundary of the site shall be screened with an acoustic fence 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.

The determined plans are:- Location plan received 16 March 2001.

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The applicant is advised that the numbers of dwellings which can be satisfactorily accommodated on this site will be severely limited by the site's constraints, the need to ensure that the residential amenities of existing dwellings are safeguarded and the need to keep traffic movements to a minimum, given the proximity of the access to the level crossing. In this respect the site is not suitable for more than 3 dwellings.



Director of Housing and Planning Services
20 JUL 2001

H16/0077/01

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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HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0077/01 Received: 16-MAR-01 Type: OUTLINE

Name: Mr R & Mrs P A Chapman
183 Woolram Wygate
Spalding
Lincs
PE11 3PA

Agent: Mr R & Mrs PA Chapman
183 Woolram Wygate
Spalding
Lincs
PE11 3PA

Description: Residential development

Location : 183 Woolram Wygate Spalding
Lincs

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;
(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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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 ensure a satisfactory development given the location of the site close to the adjacent railway line and the need to protect the amenities of existing and future householders.

6 Any bedroom windows overlooking the railway shall be fitted with acoustic vents 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.

7 Before any dwellings are occupied the eastern boundary of the site shall be screened with an acoustic fence 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.

The determined plans are:-

X Location plan dated 16/3/07.

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Director of Housing and Planning Services
16 JUL 2001

H16/0077/01

✓
9/6/7
Fz 18/7.