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

Housing and Planning
Services Department,
Council Offices,
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0119/01 Received: 31-JAN-01 Type: OUTLINE

Name: D Sanderson esq.
68 Park Road
Spalding
Lincs
PE11 1NH

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

Description: 1 bungalow with access and garage

Location : Land off Castlefields Pinchbeck Road
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 A single storey dwelling only shall be built.

Reason: To safeguard the amenities of existing bungalows.

5 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.

6 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.

7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

The determined plans are:-
1:2500 Location Plan received 31 January 2001.

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HOUSING & PLANNING
SERVICES DEPARTMENT

The applicant is advised that the design of the dwelling should be such as to minimise the effect on the amenities and privacy of existing dwellings and to safeguard the amenities of future occupants of the proposed dwelling against noise from nearby commercial property.

Director of Housing and Planning Services
20 MAR 2001

H16/0119/01

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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SOUTH HOLLAND DISTRICT COUNCIL
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SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0119/01 Received: 31-JAN-01 Type: OUTLINE

Name: D Sanderson esq.
68 Park Road
Spalding
Lincs
PE11 1NH

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

Description: 1 bungalow with access and garage

Location : Land off Castlefields Pinchbeck Road
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;
(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 A single storey dwelling only shall be built.

Reason: To safeguard the amenities of existing bungalows.

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

6 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.

7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

The determined plans are:-
1:2500 Location Plan received 31 January 2001.

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should

X The applicant is advised that the design of the dwelling ~~shall~~ be such as to minimise the effect on the amenities and privacy of existing dwellings and to safeguard the amenities of future occupants of the proposed dwelling against noise from nearby commercial property.

Director of Housing and Planning Services
14 MAR 2001

H16/0119/01

Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/1482/03 Received: 08-DEC-03 Type: CONDITION COMPLIANCE

Name: D Sanderson
68 Park Road
Spalding
Lincs

Agent: Archaeological Project Svcs
The Old School
Cameron Street
Heckington, Lincs. NG34 9RW

Description: Details of Archaeological Watching Brief (Condition 7 of H16/0119/01)

Location : Land at Castlefields Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
APS Report No. 44/02, received 8 December 2003.

Head of Planning & Development
31-DEC-03

H16/1482/03

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.

Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Refusal of Details Required by Condition

COPY Earlier App

Reference: H16/1364/02 Received: 17-DEC-02 Type: CONDITION COMPLIANCE

Name: Nestwood Homes Ltd
The Corner House
Beck Bank
West Pinchbeck
Spalding, Lincs.

Agent: Archaeological Project Svcs
The Old School
Cameron Street
Heckington, Lincs. NG34 9RW

Description: Details of Archaeology Report (Condition 7 of H16/0119/01)

Location : Land at Castlefields Pinchbeck Road
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN REFUSED for the details submitted for the following reason(s):

1 The submitted Archaeological Watching Brief (APS Report No. 44/02) received 13 December 2002 does not satisfactorily meet the requirements of the Watching Brief Condition on H16/0119/01. Revisions have been requested by Lincolnshire County Archaeology department but have not been received.

Head of Planning & Development
10-DEC-03

H16/1364/02

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.