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: H16/0365/01 Received: 26-MAR-01 Type: OUTLINE

Name: Mrs M Turner
156 Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development - 1 dwelling, including means of access.

Location : 156 Pinchbeck Road 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 Adequate space shall be retained at all times within the curtilages of both the existing property, 156 Pinchbeck Road and the proposed dwelling, for the parking and manoeuvring of all vehicles expected to call at the dwellings at any one time.

Reason: To ensure the provision of sufficient off-street parking and to allow residents and visitors to turn their vehicles around so that they may be able to leave and enter the highway in a forward gear, in the interest of highway safety.

The determined plans are:-
Dwg nos. 218/01-01, /01-02 & /01-03 received on 26 Mar 01.

The applicant is advised that the dwelling should be sited so as not to contravene the Welland and Deeping Internal Drainage Boards's by-laws. These require no buildings and unimpeded access within 9 metres of the base of the bank to Vernatts Drain.

Director of Housing and Planning Services
11 JUN 2001

H16/0365/01

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0365/01 Received: 26-MAR-01 Type: OUTLINE

Name: Mrs M Turner
156 Pinchbeck Road
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development - 1 dwelling, including means of access.

Location : 156 Pinchbeck Road 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

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 Adequate space shall be retained at all times within the curtilages of both the existing property, 156 Pinchbeck Road and the proposed dwelling, for the parking and manoeuvring of all vehicles expected to call at the dwellings at any one time.

Reason: To ensure the provision of sufficient off-street parking and to allow residents and visitors to turn their vehicles around so that they may be able to leave and enter the highway in a forward gear, in the interest of highway safety.

The determined plans are:-

218/01-01
" -02
" -03
26/7/01.

The applicant is advised that the dwelling should be sited so as not to contravene the Welland and Deeping Internal Drainage Boards's by-laws. These require no buildings and unimpeded access within 9 metres of the base of the bank to Vernatts Drain.

Director of Housing and Planning Services
06 JUN 2001

H16/0365/01