SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Outline Planning Permission

Reference: H16/0414/94 Received:28-APR-94 Type:OUTLINE

Name: Mr & Mrs F S Manser/G Stanyon
*c/o 36 Park Avenue*
Spalding
Lincs
PE11 1QX

Agent: A Roffe
*Building Design & Plans*
1 Green Lane
Spalding
Lincs, PE11 2YB

Description: Erect dwelling

Location : Park Lane 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 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 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

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approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used 45 degree splays shall be formed on both sides of the access from points measured 1 metre from the rear edge of the adjoining footway.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Park Lane.

5 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

Director of Planning and Building Control Services
17-JUN-94 H16/0414/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

**BRIAN SMITH** Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

## DRAFT PERMISSION

Reference: H16/0414/94 Received:28-APR-94 Type:OUTLINE

Name: Mr & Mrs F S Manser/G Stanyon
c/o 36 Park Avenue
Spalding
Lincs
PE11 1QX

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs, PE11 2YB

Description: Erect dwelling

Location : Park Lane 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 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 Before the access is commenced to be used 45 degree splays shall be formed on both sides of the access from points measured 1 metre from the rear edge of the adjoining footway.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Park Lane.

5 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

15-JUN-94 AD check...15/6...

Authorised to issue (inc Delegation).....16/6

**BRIAN SMITH** Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

## REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0414/94

Town and Country Planning Act 1990

## Approval of Reserved Matters

Reference: H16/0937/94 Received:28-SEP-94 Type:RESERVED MATTERS

Name: Mr & Mrs H Bowman
3 Arnhem Drive
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: 3 bed bungalow with garage

Location : Park Lane Spalding
Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 9 November, 1994.

sgd B SMITH
Director of Planning and Building Control Services

16-NOV-94 H16/0937/94