

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161

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Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0536/01

Received: 02-MAY-01

Type: OUTLINE

Name: Roger Smalley House Plants
366 Bourne Road
Pode Hole
Spalding
Lincs

Agent: D Munson
7 St Mary's Meadows
Gedney
Spalding
Lincs PE12 0DL

Description: Residential development

Location : Plot at 307B Bourne Road Pode Hole
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 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 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.

- 6 The dwelling shall be a two storey house with the roof pitch parallel to the road.

Reason: In the interests of visual amenity.

- 7 The means of sewage disposal shall be via a package treated works as specified on the plan 9/151/1C received 2 May 2001.

Reason: To ensure satisfactory drainage arrangements.

The determined plans are:-

1:2500 site location plan and dwg no. 9/151/1C received 2 May 2001.

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.

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Director of Housing and Planning Services

19 JUN 2001

H16/0536/01

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 H16/0536/01

Received: 02-MAY-01 Type: OUTLINE

Name: Roger Smalley House Plants
366 Bourne Road
Pode Hole
Spalding
Lincs

Agent: D Munson
7 St Mary's Meadows
Gedney
Spalding
Lincs PE12 0DL

Description: Residential development

Location : Plot at 307B Bourne Road Pode Hole
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 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 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.

- 6 The dwelling shall be a two storey house with the roof ^{pitch} parallel *to the road*

Reason: In the interests of visual amenity.

- 7 The means of sewage disposal shall be via a package treated works as specified on the ~~plan~~ *plan* 9/151/1C received 2 May 2001.

Reason: ~~Sceptic tanks have not been shown to work satisfactorily.~~

to ensure satisfactory drainage arrangements.
The determined plans are:- *see 9/151/1C*
1:2500 site location plan and ~~1:100 block plan~~ received 2 May 2001.

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.

Director of Housing and Planning Services
13 JUN 2001

H16/0536/01

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Town and Country Planning Act 1990
Approval of Reserved Matters

Reference: H16/1060/02

Received: 26-SEP-02

Type: RESERVED MATTERS

Name: Mr D Munson
7 St Mary's Meadows
Gedney
Spalding
Lincs, PE12 0DL

Agent: East Midlands Design Assoc.
Willows Lodge
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: 4 Bedroom house and garage - Outline H16/0536/01

Location : 307B Bourne Road Pode Hole

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:

The determined plans are:

1:2500 site location plan, 1:200 block plan and dwg. No. 02/01/01 received 26 September 2002.

Condition Nos. 5 and 7 of the outline planning permission referenced H16/0536/01 regarding archaeological monitoring and sewage disposal, are brought to your attention.

The development hereby permitted 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.

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Head of Planning & Development
27-NOV-02

H16/1060/02

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.

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0421/06

Received: 23-MAR-06 Type: CONDITION COMPLIANCE

Name: Mr F Coleman
c/o Arch. Project Services
The Old School
Cameron Street Heckington
Sleaford Lincs NG34 9RW

Agent: Archaeological Project Service
The Old School
Cameron Street
Heckington Sleaford
Lincs NG34 9RW

Description: Details of Archaeologist Report (Condition 5 of H16/0536/01)

Location : Plot : 307B Bourne Road Pode Hole

**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 details are:

Specification for Archaeological Evaluation Report, received 23 March 2006.

Head of Planning & Development

28-MAR-06

H16/0421/06

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 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0421/06

Received: 23-MAR-06 Type: CONDITION COMPLIANCE

Name: Mr F Coleman
c/o Arch. Project Services
The Old School
Cameron Street Heckington
Sleaford Lincs NG34 9RW

Agent: Archaeological Project Service
The Old School
Cameron Street
Heckington Sleaford
Lincs NG34 9RW

Description: Details of Archaeologist Report (Condition 5 of H16/0536/01)

Location : Plot : 307B Bourne Road PODE Hole

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 details are:

Specification for Archaeological Evaluation Report, received 23 March 2006.

Head of Planning & Development
28-MAR-06

H16/0421/06

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.