FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0783/92 Received:23-JUL-92 Type:OUTLINE

Name: Pearson & Aluzzi
Glenmore
Horseshoe Road
Spalding
Lincs

Agent: Pearson & Aluzzi
Glenmore
Horseshoe Road
Spalding
Lincs

Description: Proposed 4, two bed starter homes with car park and access(inc.details of siting and access)
Location : Building Plot, 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 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) 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

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)

approved scheme is implemented satisfactorily.

4 Before the buildings are commenced visibility splays shall be provided at the access as shown coloured green on the attached drawing number H16/0783/92/1 and nothing above 1.0 metres in height shall be grown, placed or erected in this area thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 Before the buildings are occupied the parking area shall be laid out as shown amended on the attached drawing number H16/0783/92/1.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

7 The access and parking areas shall be hardsurfaced in accordance with details to be approved by the Local Planning Authority before the dwellings are occupied.

Reason: In the interests of the amenities of the locality and future occupants.

8 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 by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the buildings hereby permitted are brought into use.

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

Notes to Applicant:

The applicants should satisfy themselves that the car park is constructed in such a manner that the proximity to the adjacent dyke is taken into account.

The applicant is advised that siting and access have been determined as part of this application.

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)

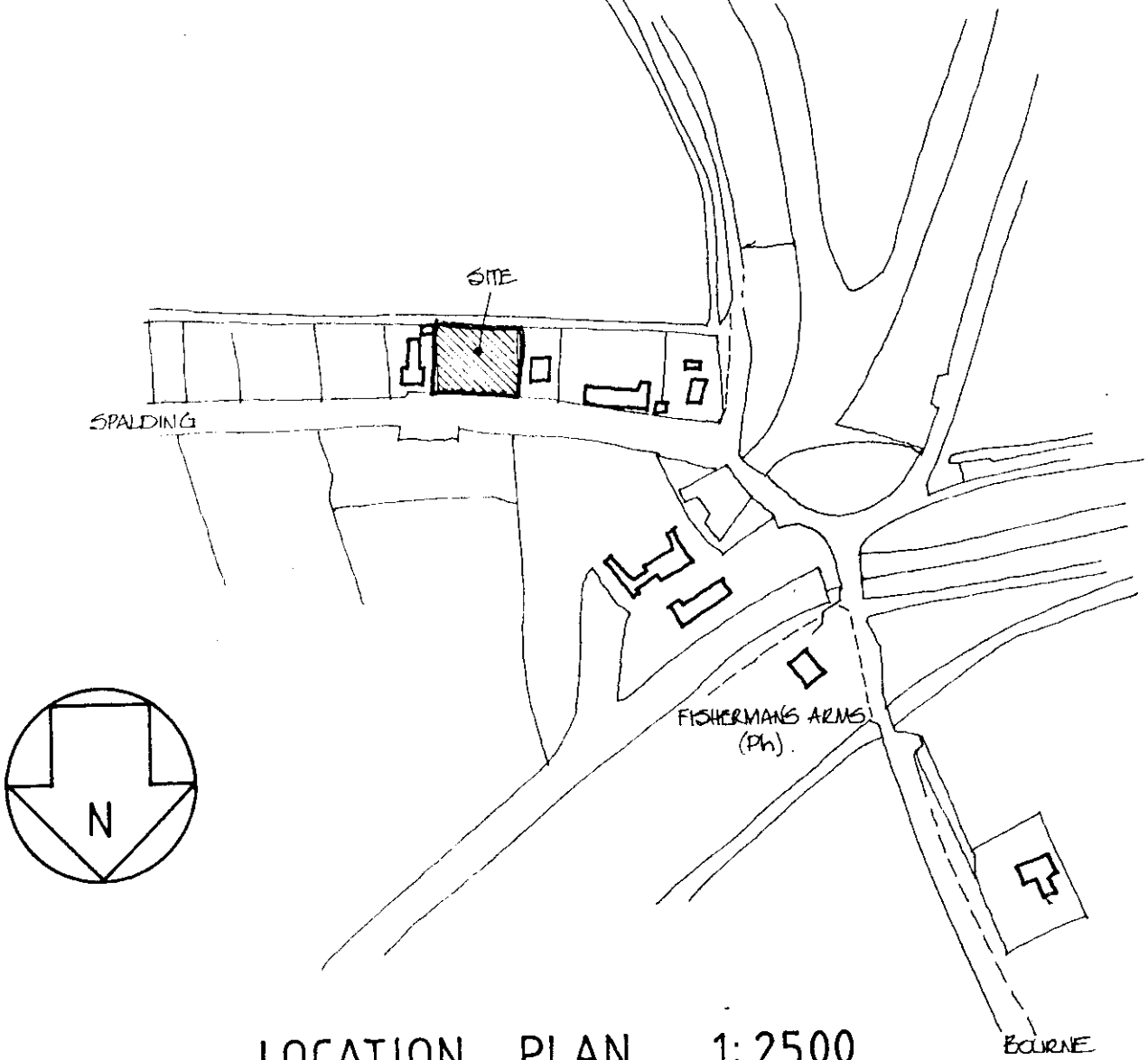
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
16-SEP-92 H16/0783/92

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)



LOCATION PLAN 1:2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0783/92

Date Registered 21 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PEARSON & ALIZZI
'GLENMORE'
HORSESHOE ROAD
SPALDING

Tel. No. 725833

NAME AND ADDRESS OF AGENT
(if form completed by agent)

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BUILDING PLOT BOURNE ROAD PODE HOLE SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED 4No. 2 BED STARTER HOMES WITH CAR PARK & ACCESS

Please complete

X Signed. . . . . Date. 20.07.92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [✓]

Please state Site Area 0.05 (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [✓] Design [✓] External Appearance [✓]

Means of Access [✓] Landscaping [✓]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 4

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:
B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:
C. Please state type and colour of materials for facing external walls:
D. Please state type and colour of roofing materials.
E. Has a survey of the site been undertaken? State Yes or No

sq. metres
metres
metres
metres

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. BUILDING PLOT

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road ✓ → If so, name of road: BOURNE ROAD
Will there be –
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site?

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓
B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: DRAIN TO REAR OF PLOT
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected
D. Foul sewerage will be disposed of to:

Mains sewer Cesspool Septic tank BIODISC PLANTS ✓

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission		→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

X Signed ..... (Applicant/~~Agent~~) Date 20.01.92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

X Signed ..... Applicant/~~Agent~~) Date 20.01.92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJM
date: 11-8-

Semi detached cottages opposite, Principle of link ridge needs reducing some redesign needed. Ridge should be ~~lowered~~ lowered, hipped, third ~~floor~~

Case Officer Conclusions (issues)

Site between bungalow & P.O. bungalow has garage on boundary. Mark gable/wall. 4' fence to boundary. Mark hedge to back, dispute over P.O. Shed on boundary + small area between site & P.O. building 2

Case Officer Recommendations (summary)
(details overleaf)

GRANT
REFUSE

Recommended approvals –

Departure from policy — Yes ---- / No ----

Ward member request — Yes ---- / No ----

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes ---- / No ----

(Reason:

Other circumstances needing Committee decision — Yes ---- Flagged by Senior Officer, Signed ..... / No ----

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ---- All fees (not first Submission) / Other info. req: / Signed ..... — Yes ----

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
NAM/RC 11/9
.....

Recommendation/draft report produced grant M

Conditions/Reasons

grant permission

(1) TL2
(2) SC8. amend: delete Sting + Spear
(3) SC27
(4) (5) (6) Highway conds
(7) SC22 The track and parking areas shall be hardsurfaced in accordance with details to be approved by the LPA before the dwellings are occupied (in the interests of the amenities of the locality and future occupants)
(8) SC22. Notes the applicants should satisfy themselves that the car park is constructed in such a manner that the proximity of the adjacent dyke is taken into account

DSR 11/9/92

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... TL

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs] Precise details for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED BW 27-7 DR 29/7

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

Pete Can a Bit concerned over number of flats. How close do they relate to surrounds.

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

Vote

DR Mot Applicants 9/9

explained as best I could (in PHs absence)
why Rui was not on agenda for 15/9 committee
They were concerned over delay.
Promised I would 'talk over exp'ni appn'
& get back to them within next 7 days re: likely
concern appn.

DSC / Sylo re NRM 11/9

NRM satisfied that Rui may go on
delegated decision. Kept that I would exp'
appn decision on that basis.

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. 8150

Date First Received 21 JUL 1992

REGISTRATION

REFERENCE H16/0783/92

Cross-Ref N/A

Date 22/7/92

VALIDATION Date 21/7/92

Type OUTLINE Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 11 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current	✓			✓	

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S61 Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date .....

Index Sheets [illegible] OS Nos ..... Grid Ref [illegible]

Ward ...T... Parish [illegible]

TR Rural	☐	C1	☐
TR Bypass	☐	C3	☐ Grade
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Inside CBD [illegible] Inside C2 area N/C

Linked to site ..... Ref. 694 Linked to property ..... Ref. .....

Planning Records: 3 Rec Records:
Earlier apps [illegible] Already submitted Ref. .....
Requested .....

Inputs completed .....

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: H16/0783/92

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/1031/92 Received:30-SEP-92 Type:RESERVED MATTERS

Name: Pearson & Alluzi
Glenmore
Horseshoe Road
Spalding
Lincs

Agent: Pearson & Alluzi
Glenmore
Horseshoe Road
Spalding
Lincs

Description: Four two-bedroomed starter homes with access and car parking

Location : Building Plot, Bourne Road Pode Hole
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:

1 The front boundary of the site shall be delineated by a wall, details of which shall be submitted to and agreed with the Local Planning Authority, and the wall shall be constructed before any of the dwellings are occupied.

Reason: In the interest of the amenities of the locality.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the letter (re: facing bricks) received by the Local Planning Authority on 18 November 1992.

sgd B SMITH
Director of Planning and Building Control Services

23-NOV-92 H16/1031/92

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

Application no: H16/0783/92

Applicant: Pearson & Aluzzi
Glenmore
Horseshoe Road
Spalding
Lincs

Agent: Pearson & Aluzzi
Glenmore
Horseshoe Road
Spalding
Lincs

Description: Proposed 4, two bed starter homes with car park and access

Location: Building Plot, Bourne Road
Pode Hole
Spalding
Lincs

Type: OUTLINE

Date received: 21-JUL-92

22-JUL-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

This application cannot be accepted in outline with all details to be take into consideration. Please confirm that you wish the outline to be treated as a full submission.

Please return the additional copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

S.H.D.C. PLANNING DEPT.
RECEIVED
17 AUG 1992

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

NRA

National Rivers Authority
Anglian Region

11 August 1992

Our Ref: GT/92/1/SH/0220

Dear Sir

PLANNING APPLICATION NO H16/0783/92
FOR PROPOSED ERECTION OF 4 STARTER HOMES WITH PARKING AREA
AT BOURNE ROAD, PODE HOLE, SPALDING
FOR PEARSON & ALUZZI

With regard to the above-mentioned application received on 31 July 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

An acceptable method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surface or underground waters.

Surface water from vehicle parking areas should be discharged via trapped gullies.

cont / .. .. ..

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

NRA

Our Ref: GT/92/1/SH/0220

All surface water from roofs should be piped direct to a watercourse, surface water system, or shallow soakaways. Open gullies should not be installed.

Details of surface water drainage for the site shall be submitted to, and approved by, the local planning authority before any work on the site commences. The drainage works shall be constructed in accordance with the approved plans.

For your information, we enclose a copy of a letter dated 4 August 1992, received from Welland & Deepings Internal Drainage Board, who were also consulted about the application.

Yours faithfully

R F Morgan
Planning Engineer

cc: Pearson & Aluzzi
Glenmore
Horseshoe Road
SPALDING
Lincs

Welland and Deepings
Internal Drainage Board

Deeping House,
Welland Terrace,
Spalding, Lincs.
PE11 2TD
Tel: Spalding (0775) 725861
Fax: Spalding (0775) 767689

John Honnor
General Manager

Our Ref. SWP/TF
Your Ref. 92/1/SH/0220

This matter is
being handled by
Stan Pywell

4th August, 1992

Planning Engineer,
National Rivers Authority,
Harvey Street,
Lincoln.
LN1 1TF.

For the attention of G. Thornalley

Dear Sirs,

Planning Application No. H16/0783/92
Pearson & Aluzzi - Bourne Road, Pode Hole

I refer to the above application.

The Board's Westlode Drain bounds the southern side of the site and the proposals are subject to the Board's byelaws.

Consent to discharge surface water and a relaxation of the 9m byelaw has been given to the applicant on the condition that the Board accept no liability for damage to buildings or structures, however caused, as a result of building in the proximity of the drain.

Yours faithfully,

Senior Engineer.

N.R.A. — ANGLIAN REGION
HARVEY STREET, LINCOLN
-6 AUG 1992
FILE

	Act	Inf		Act	Inf
O.M.					
admin					

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H16/0753/92

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

	horizontal			vertical		
	2	1	4	2	1	9

2. Address or location

Bourne Road, Spalding

3. Name, classification and number of road

I (A151)

4. Date application referred

20-7-92

5. State whether outline, detailed application etc.

OL

6. Description of proposed development/change of use including access details

Proposed 4, Two Bed Starter Homes

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the application~~ (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 5-8-92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) Before the buildings are commenced visibility splays shall be provided at the access as shown coloured green on the attached drawing no H16/0783/92/1 and nothing above 1.0m in height shall be grown, placed or erected in this area thereafter

(2) Before the buildings are occupied the parking area shall be laid out as shown amended on the attached drawing no H16/0783/92/1

(3) B22

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B4

(2) B6.

(3) B21

Note:— use continuation sheet(s) as necessary.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0783/92 Received:23-JUL-92 Type:OUTLINE

Name: Pearson & Aluzzi
Glenmore
Horseshoe Road
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Agent: Pearson & Aluzzi
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Horseshoe Road
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Description: Proposed 4, two bed starter homes with car park and access(inc.details of siting and access)
Location : Building Plot, Bourne Road Pode Hole
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/~~refused~~ etc
on the following conditions/~~reasons~~:

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) 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 buildings are commenced visibility splays shall be provided at the access as shown coloured green on the attached drawing number H16/0783/92/1 and nothing above 1.0 metres in height shall be grown, placed or erected in this area thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 Before the buildings are occupied the parking area shall be laid out as shown amended on the attached drawing number H16/0783/92/1.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

B21 X Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

7 The access and parking areas shall be hardsurfaced in accordance with details to be approved by the Local Planning Authority before the dwellings are occupied.

Reason: In the interests of the amenities of the locality and future occupants.

8 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 by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the buildings hereby permitted ~~is~~ are brought into use.

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

Notes to Applicant:

1 The applicants should satisfy, ~~therefore~~ hereabouts, that the car park is constructed in such a manner that the proximity to the adjacent dyke is taken into account.

2. Note: The applicant is advised that Authorised to issue:

11-SEP-92 H16/0783/92 Stirjand access have AD. SAH 14/9 ...DC. T.P. 15/9...

been determined on part of this application.

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

Application no: H16/0783/92 Type: OUTLINE

Applicant: Pearson & Aluzzi Agent: Pearson & Aluzzi
Tel:

Description: Proposed 4, two bed starter homes with car park and access (inc. details of siting and access)
Location: Building Plot, Bourne Road
Pode Hole
Spalding
Lincs

Valid date: 23-JUL-92 Terminal date: 17-SEP-92
Target dates: Target Committee: 26-AUG-92
To case officer 28-JUL-92 Report deadline: 12-AUG-92
Inspected by 02-AUG-92
Extra contacts 07-AUG-92 Case Officer:
Report if not clear by 27-AUG-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: .4 HA
Category: Newbuild
Listed building:
Conservation Area:

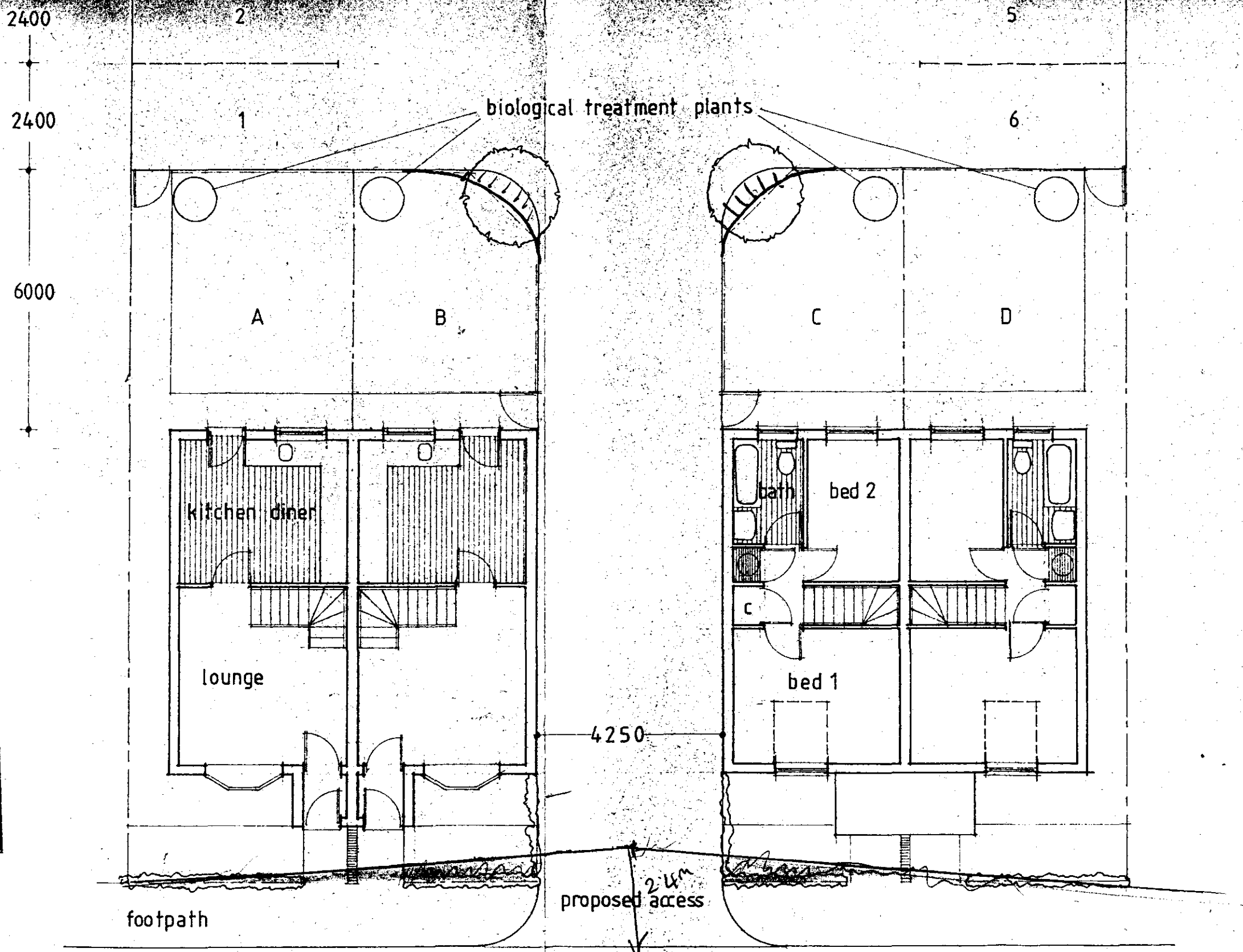
CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	27-JUL-92	10-AUG-92
Cllr Mrs A M Newton	0775 762210	27-JUL-92	10-AUG-92
Cllr R C West	0775 760231 (Of	27-JUL-92	10-AUG-92

L.C.C. Obs Attached Jr 6/8/92
~~Highways 31/7/92~~
Site notice 11-8-92 1-9-92

SITE DETAILS

Grid ref: 521440 321940
OS Sheets: 218 Parcel:



SOUTH HOLLAND D.C.
PLAN DEPT.
21 JUL 1992
REF ...0783/92...

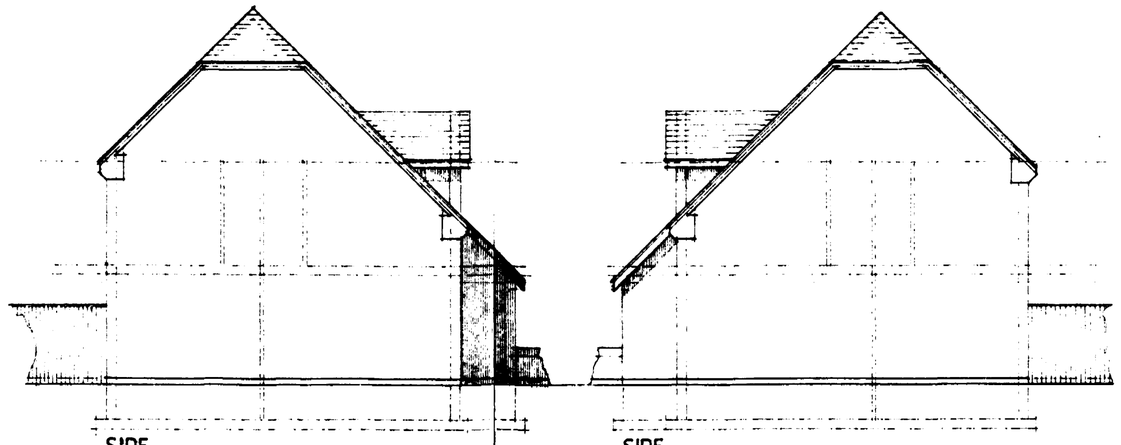
GROUND FLOOR PLAN

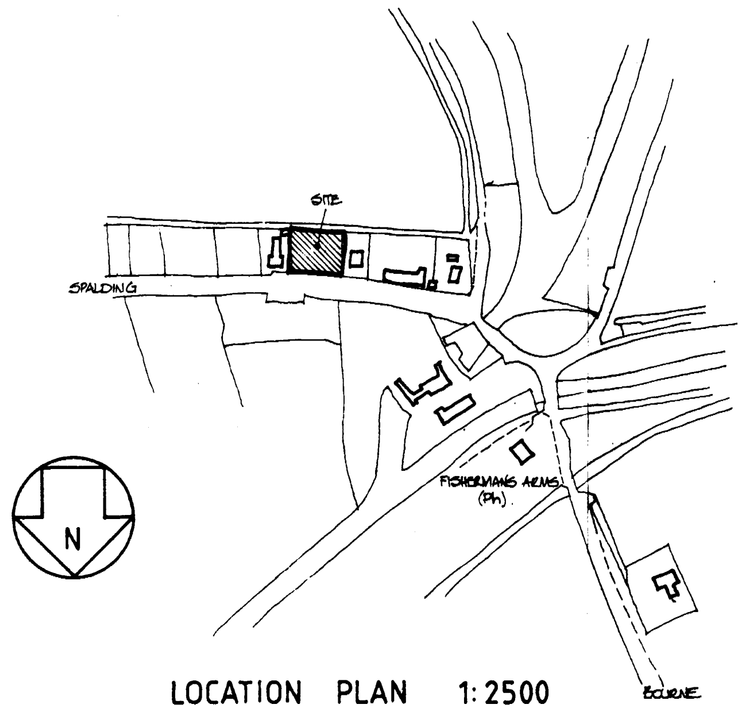
FIRST FLOOR PLAN

BLOCK PLAN

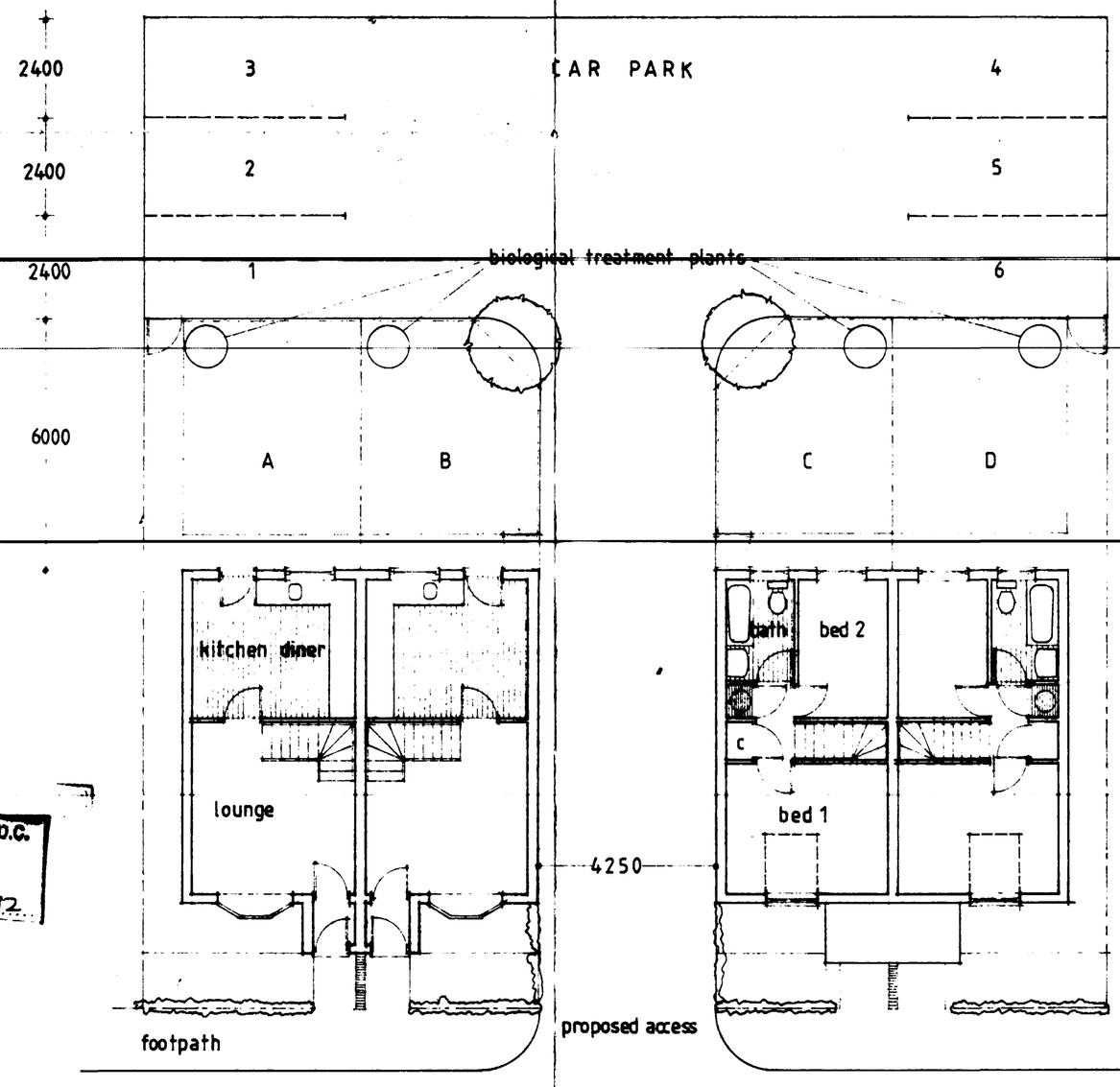
DRAWING N° H16/0783/92/1

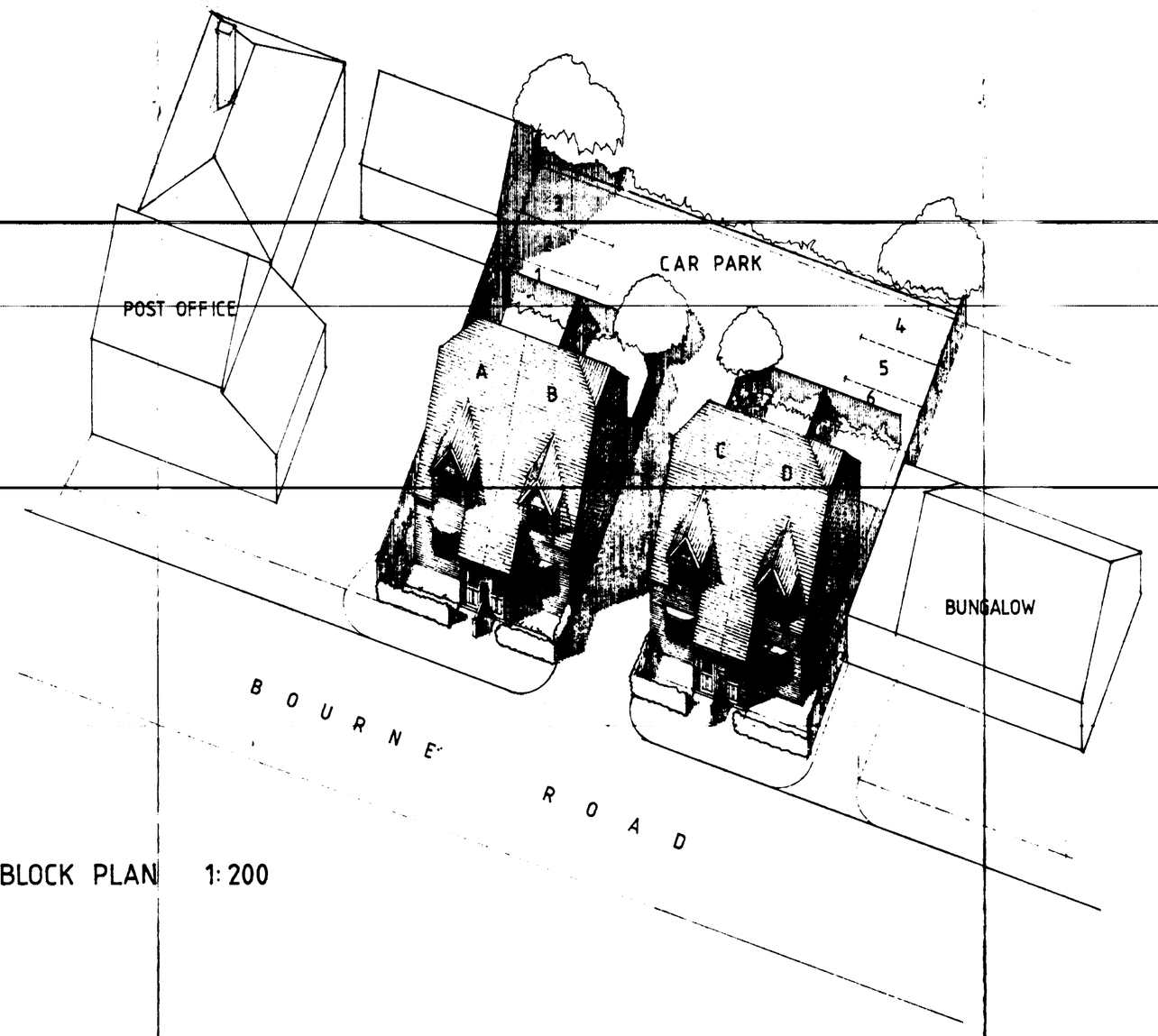
PROPOSED 4N° TWO BEDROOM STARTER HOMES WITH ACCESS AND CAR PARKING AT





LOCATION PLAN 1:2500





BLOCK PLAN 1:200

SOUTH ... D.C.
21 JUL 1992
REF 0783/92

PROPOSED 4N° TWO BEDROOM STARTER HOMES WITH ACCESS AND CAR PARKING AT BOURNE ROAD SPALDING LINCS FOR PEARSON AND ALUZZI BUILDERS SCALE 1:100