

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0810/97

Received: 21-OCT-97 Type: OUTLINE

Name: Mrs A Rodgers
307 Bourne Road
Pode Hole
Spalding
Lincs

Agent: Mary E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Proposed residential development

Location : 307 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 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 dwelling on the eastern plot shall be a full two storey house, while that on the western shall be either a house or a bungalow. Each dwelling shall be designed with the roof parallel to the road.

Reason: In the interests of visual amenity.

- 4 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 five 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.

- 5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the amended plans accompanying the application received by the Local Planning Authority on 21 October 1997.

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

- 6 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

- 7 The means of sewage disposal shall be via a package treatment works as specified in the revised plan 9/151/1C received by the Local Planning Authority on 21 October 1997.

Reason: The alternative septic tanks have not been shown to operate satisfactorily.

In the interests of maintaining manoeuvring space for vehicles visiting no. 307 the package treatment plant should be underground.

Director of Housing and Planning Services
08-DEC-97 H16/0810/97

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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PE11 3JA

Description: Proposed residential development

Location : 307 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 approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - Y (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;
 - X (2) ~~The siting and design of any vehicular access to a road;~~
 - (c) (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.

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Reason: In the interests of visual amenity.

- 4 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

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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

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05-DEC-97

Checked ... *[Signature]* ... S/L

Authorised to issue (inc Delegation) ... *[Signature]* ...