BARRY WALTHAM
BA (Hons) F.C.I.H.
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0853/00 Received: 05-JUL-00 Type:OUTLINE

Name: H Freir Esq
c/o Messrs Maples & Son
23 New Road
Spalding
Lincolnshire PE11 1DH

Agent: R Longstaff & Co
5 New Road
Spalding
Lincolnshire
PE11 1BS

Description: Residential development.

Location : 374 and 380 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(es) is/are 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 The site shall be developed with either:
- one detached dwelling house, or,
- one pair of semi-detached dwelling houses,
designed to compliment the dwellings on each side of the site and positioned with the front elevation in line with those dwellings on each side.

Reason: To ensure the development of the site compliments the character of the locality.

The determined plans are:-
1:2500 site location plan received 5 July 2000.

Director of Housing and Planning Services
23 AUG 2000

H16/0853/00

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 H16/0853/00 Received: 05-JUL-00 Type: OUTLINE

Name: H Freir Esq
c/o Messrs Maples & Son
23 New Road
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Agent: R Longstaff & Co
5 New Road
Spalding
Lincolnshire
PE11 1BS

Description: Residential development.

Location : 374 and 380 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 accesses are 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 The site shall be developed with either:
- one detached dwelling house, or,
- one pair of semi-detached dwelling houses,
designed to compliment the dwellings on each side of the site and positioned with the front elevation in line with those dwellings on each side.

Reason: To ensure the development of the site compliments the character of the locality.

The determined plans are:-
1:2500 site location plan received 5 July 2000.

Director of Housing and Planning Services
18 AUG 2000

H16/0853/00