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
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0957/00 Received: 01-AUG-00 Type: OUTLINE

Name: Mr & Mrs A Stanberry
The Rope Walk
54 Pinchbeck Road
Spalding
Lincolnshire

Agent: Messrs Poddingtons
Plot 3 Edison Court
South Holland Enterprise Park
Spalding, Lincs
PE11 3FX

Description: Residential development (3 building plots)

Location : Land off Pinchbeck Road 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) 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

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HOUSING & PLANNING
SERVICES DEPARTMENT

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 Prior to the commencement of the development, a contaminated land risk assessment in accordance with the Environmental Protection Act Part IIA shall be undertaken to ascertain whether or not there is a pollutant linkage associated with the land use. Such results shall be submitted to and approved in writing by the Local Planning Authority and any recommendations implemented as part of the development.

Reason: To ascertain whether the site is polluted and address any pollution, to ensure a satisfactory development.

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 private driveway shall be illuminated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the permitted dwellings.

Reason: To ensure a satisfactory developmnet in the interests of security.

7 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, and specifying an accoustic fence along the northern boundary of the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before any dwelling is occupied.

Reason: In the interests of the amenities of future householders.

The determined plans are:-
Dwg no. 2977-1 received on 10 Aug 00.

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HOUSING & PLANNING SERVICES DEPARTMENT

The design and layout of the dwellings should take account of their position adjacent to the swimming pool car park and the ATC/ACF meeting hall, both of which may cause noise disturbance.

Director of Housing and Planning Services
26 OCT 2000

H16/0957/00

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 H16/0957/00 Received: 01-AUG-00 Type: OUTLINE

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The Rope Walk
54 Pinchbeck Road
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Agent: Messrs Poddingtons
Plot 3 Edison Court
South Holland Enterprise Park
Spalding, Lincs
PE11 3FX

Description: Residential development (3 building plots)

Location : Land off Pinchbeck Road 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~~;
(2) ~~(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 Prior to the commencement of the development, a contaminated land risk assessment in accordance with EPA Part IIA shall be undertaken to ascertain whether or not there is a pollutant linkage associated with the land use. Such results shall be submitted to and approved in writing by the Local Planning Authority and any recommendations implemented as part of the development.

Reason: To ascertain whether the site is polluted and address any pollution, to ensure a satisfactory development.

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.

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Reason: To ensure a satisfactory developmnet in the interests of security.

7 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, and ~~xxxxxxxxxxxxxx~~ specifying an accoustic fence along the northern boudary of the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before any dwelling is occupied.

Reason: In the interests of the amenities of future householders.

The determined plans are:-
Dwg no. 2977-1 received on 10 Aug 00.

The design and layout of the dwellings should take account of their position adjacent to the swimming pool car park and the ATC/ACF meeting hall, both of which may cause noise disturbance.

Director of Housing and Planning Services
24 OCT 2000

H16/0957/00