

FILE COPY



Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H16/1074/02 Received: 01-OCT-02 Type: OUTLINE

Name: Mr & Mrs G H Whitwell
Whitwells Garage
Burr Lane
Spalding
Lincs PE12 6AZ

Agent: R N Cowling MBIAT
Architectural Technologist
9 Galway Close
Spalding, Lincs.
PE11 3FL

Description: Demolition of motor engineering workshop and re-development to provide 2 residential building plots

Location : Whitwells Garage Burr Lane
Spalding

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.

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PE11 2XE
Telephone: (01775) 761161
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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 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 in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

- 5 Prior to the commencement of development a contaminated land risk assessment in accordance with Part 2A of the Environmental Protection Act 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 of the site.

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

Note(s):

The determined plans are:

Dwg no. 01/38/01 July 2001 received on 1 Oct 02.

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Decisions

Head of Planning & Development
06 JUN 2003

H16/1074/02

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 etc
DRAFT PERMISSION

Reference H16/1074/02

Received: 01-OCT-02 Type: OUTLINE

Name: Mr & Mrs G H Whitwell
Whitwells Garage
Burr Lane
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Lincs PE12 6AZ

Agent: R N Cowling MBIAT
Architectural Technologist
9 Galway Close
Spalding, Lincs.
PE11 3FL

Description: Demolition of motor engineering workshop and re-development to provide 2 residential building plots

Location : Whitwells Garage Burr Lane
Spalding

*Contaminated
land condition*

**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) 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 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 in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

- 5 Prior to the commencement of development a contaminated land risk assessment in accordance with Part 2A of the Environmental Protection Act 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 of the site.

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

Note(s):

The determined plans are:

Dwg no. 01/38/01 July 2001 received on 1 Oct 02.

✓
12/6
22/6

Head of Planning & Development
02 JUN 2003

H16/1074/02



2003-2004
Supporting the Rural Economy



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Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H16/1462/04

Received: 01-NOV-04 Type: RESERVED MATTERS

Name: Fieldview Homes Ltd
 St Helena Cottage
 146 Pinchbeck Road
 Spalding
 Lincs PE11 1QN

Agent: Fieldview Homes Ltd
 St Helena Cottage
 146 Pinchbeck Road
 Spalding
 Lincs PE11 1QN

Description: Construction of two three-bedroom detached bungalows with integral garages
 (Outline H16/1074/02)

Location : Land off Burr Lane Spalding

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 Prior to the commencement of development a contaminated land risk assessment in accordance with Part 2A of the Environmental Protection Act 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 of the site.

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

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

Reason For Approval

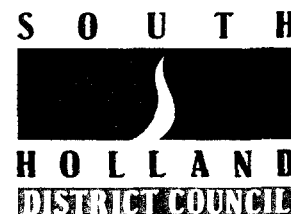
The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note 1 "General Policy and Principles"
Policy E1 of the Adopted South Holland District Local Plan 1998.

The issues relating to development in open countryside are material considerations but not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above as the site has outline permission for residential.

Note(s):



2003-2004
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The determined plans are:

Dwg. no. 02-CD01 received 28 October 2004.

1:200 block plan and 1:1250 site location plan, received 1 November 2004.

Head of Planning & Development
20-DEC-04

H16/1462/04

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.