

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1344/01 Received: 26-NOV-01 Type: OUTLINE

Name: Mr M R Howlett
1A Woodfield Close
Spalding
Lincs
PE11 2PU

Agent: Mr M R Howlett
1A Woodfield Close
Spalding
Lincs
PE11 2PU

Description: Erection of 2 bedroom bungalow

Location : 1A Woodfield Close 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) 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 Apart from the 3 trees to be felled (as indicated on the plan accompanying the application) no trees or shrubs on the site shall be lopped, topped, felled or uprooted. The existing hedge bounding the Heathfield Avenue and Woodfield Close frontages of the site shall be maintained as a continuous feature apart from at the access point. Any trees or hedges dying or becoming dangerous shall be replaced with trees/hedges of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

- 5 The dwelling and access shall be sited in accordance with the details shown on the plan submitted with the application and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, there shall be no extensions to the bungalow.

Reason: To ensure a satisfactory development in recognition of the restricted size of the site and the need to control any future extensions to safeguard the amenities of the locality and neighbouring property.

The determined plans are:
Site/block plan received 26 November 2001.

The applicants are informed of the existence of a highway drainage pipe running along the western boundary of the site and the need to exercise care during building operations to ensure that this pipe is not damaged.

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Director of Customer Services

01 MAR 2002

H16/1344/01

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 H16/1344/01

Received: 26-NOV-01 Type: OUTLINE

Name: Mr M R Howlett
1A Woodfield Close
Spalding
Lincs
PE11 2PU

Agent: Mr M R Howlett
1A Woodfield Close
Spalding
Lincs
PE11 2PU

Description: Erection of 2 bedroom bungalow

Location : 1A Woodfield Close Spalding

**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 Apart from the 3 trees to be felled (as indicated on the plan accompanying the application) no trees or shrubs on the site shall be lopped, topped, felled or uprooted. The existing hedge bounding the Heathfield Avenue and Woodfield Close frontages of the site shall be maintained as a continuous feature apart from at the access point. Any trees or hedges dying or becoming dangerous shall be replaced with trees/hedges of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

- ✓ 5 The dwelling and access shall be sited in accordance with the details shown on the plan submitted with the application and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, there shall be no extensions to the bungalow.

Reason: To ensure a satisfactory development in recognition of the restricted size of the site and the need to control any future extensions to safeguard the amenities of the locality and neighbouring property.

The determined plans are:

Site/block plan received 26 November 2001.

The applicants are informed of the existence of a highway drainage pipe running along the western boundary of the site and the need to exercise care during building operations to ensure that this pipe is not damaged.

Director of Customer Services
26 FEB 2002

H16/1344/01

DP 27/2

*Historical
App.*

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0756/94

Received: 09-NOV-94 Type: FULL

Name: Mr & Mrs G Farrow
1A Woodfield Close
Spalding
Lincs
PE11 2PU

Agent: Mr & Mrs G Farrow
1A Woodfield Close
Spalding
Lincs
PE11 2PU

Description: Erection of two-bedroomed bungalow

Location : 1A Woodfield Close Spalding
Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The existing beech hedge shall be retained at a height of at least 1 metre along the northern, eastern and southern boundaries of the site, apart from at the access point, and in the event of the existing hedge dying it shall be replaced within 6 months by beech hedging. Such planting shall be maintained by the owner or owners of the land on which it is situated for the period of 5 years beginning with the date of completion of the planting, and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the street scene.

- 3 Apart from the three trees to be felled (as indicated on the plan accompanying the application) no trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

- 4 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 5 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, there shall be no extensions to the property.

Reason: The site is restricted in size and control is considered necessary over any extensions to ensure no undue detriment to the amenities of the locality and neighbouring property in particular.

The applicants are informed of the existence of a highway drainage pipe running along the western boundary of the site. Care should, therefore, be taken to ensure that this is not damaged during building operations.

For the avoidance of doubt the approved materials are Butterley Calder Turnberry Mixture bricks and Marley Anglia Plus Antique Brown tiles.

Director of Planning and Building Control Services
09-JAN-95 H16/0756/94

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.

TYPE: Full

DESCRIPTION: Erection of two-bedroomed bungalow

LOCATION: 1A Woodfield Close, Spalding

APPLICANT: Mr & Mrs G Farrow

AGENT:

REASON FOR COMMITTEE CONSIDERATION

Objections received.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 4 JAN 1995

RECOMMENDATION

Grant Permission, subject to conditions.

COMMENTS

- 1 The site is currently garden and is located on the corner of Heathfield Avenue/Woodfield Close. It currently has a number of trees on it, plus beech hedging along its boundaries with the public highway.
- 2 Site within Spalding Development boundary. No objections in principle.
- 3 The site is rather restricted in size. However, development upon the estate generally is rather tight and plots are mostly restricted in size. Bearing this in mind, it is my opinion that there is not sufficient reason to refuse the current application on grounds that the development would be over intensive and out of character.
- 4 County Highways raise no objections, subject to a driveway being provided in accordance with the submitted plan.

REPRESENTATIONSCounty Highways:

Request conditions.

Public:

Objections received from 19 and 21 Heathfield Avenue - summarised:

- Concerned over felling of three mature trees. They are extremely attractive and would help screen the bungalow from adjacent property.
- Proposed access (which has not been used for many years) is onto a narrow part of the roadway which always has vehicles parked along one side, especially opposite.

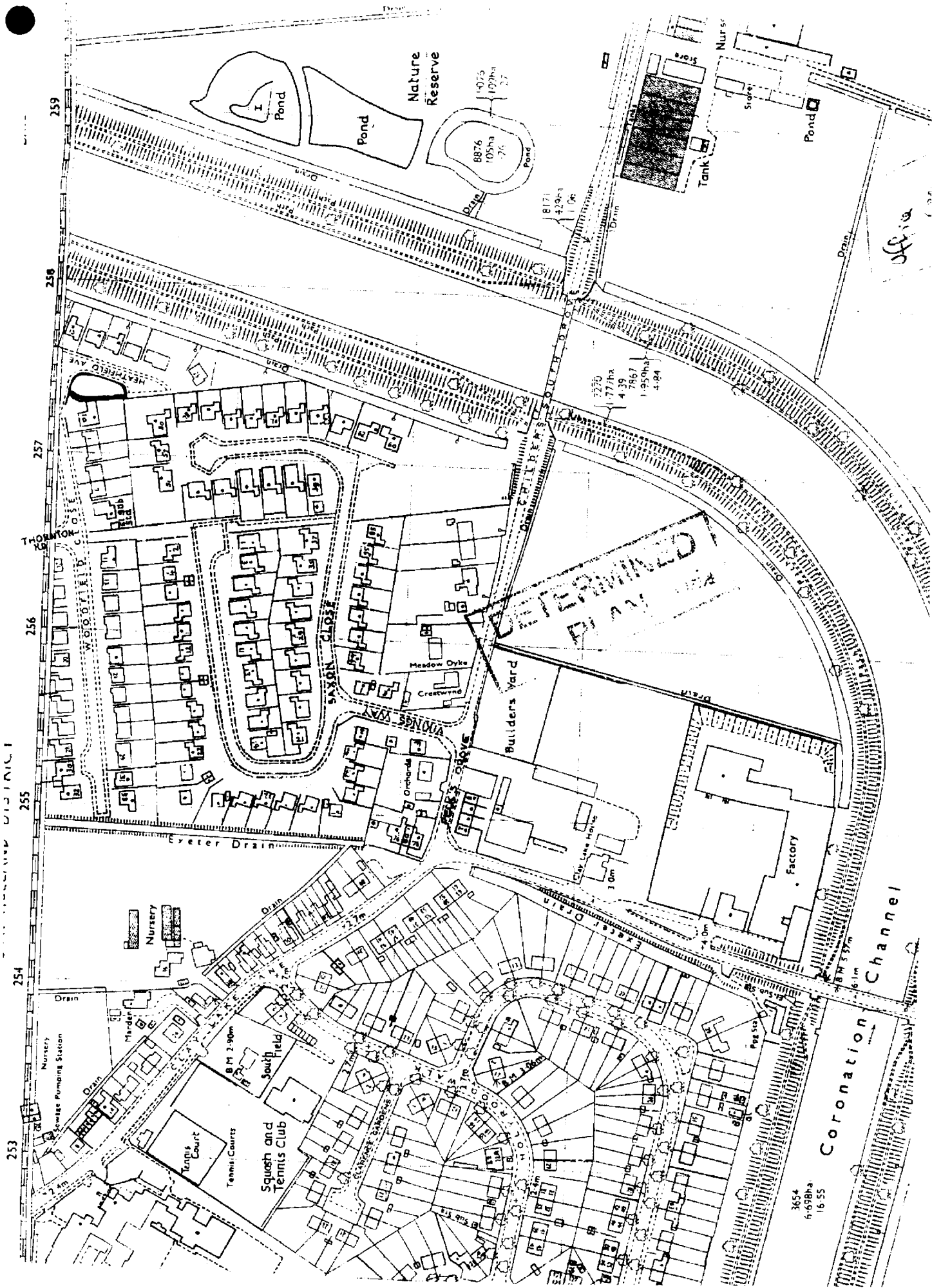
- Will be traffic hazard therefore and accidents have occurred previously.
- Involve removal of beech hedging.
 - Site cramped with no private rear garden.
 - Loss of view.
 - Overlooking.

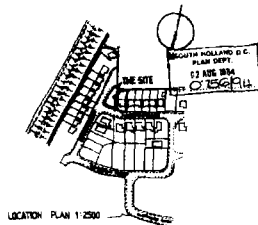
SCHEDULE OF CONDITIONS

- 1 The existing beech hedge shall be retained at a height of at least 1 metre along the northern, eastern and southern boundaries of the site, apart from at the access point, and in the event of the existing hedge dying it shall be replaced within 6 months by beech hedging. Such planting shall be maintained by the owner or owners of the land on which it is situated for the period of 5 years beginning with the date of completion of the planting, and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.
Reason: In the interests of the visual amenities of the street scene.
- 2 Apart from the three trees to be felled (as indicated on the plan accompanying the application) no trees or shrubs on the site shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.
Reason: In the interests of the visual amenities of the locality.
- 3 F4 - (parking in accordance with plan).
- 4 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, there shall be no extensions to the property.
Reason: The site is restricted in size and control is considered necessary over any extensions to ensure no undue detriment to the amenities of the locality and neighbouring property in particular.

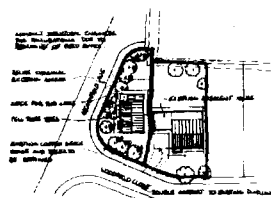
NOTES

- 1 The applicants are informed of the existence of a highway drainage pipe running along the western boundary of the site. Care should therefore be taken to ensure that this is not damaged during building operations.
 - 2 For the avoidance of doubt the approved materials are Butterley Calder Turnberry Mixture bricks and Marley Anglia Plus Antique Brown tiles.
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DETERMINED
PLAN

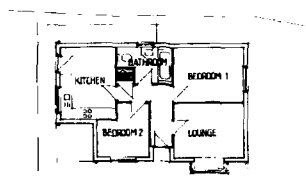


NOTE: (1) THE PROPOSED
DEVELOPMENT IS
SITUATED WITHIN
THE BOUNDARY OF
THE SITE
AND IS NOT
TO BE
CONSIDERED
AS A
SEPARATE
UNIT



Particulars

PROPOSED RESIDENTIAL BUNGALOW AT
10, WOODFIELD CLOSE, SPALDING, Lincs
FOR MR & MRS. G. FARRROW.
THE PROPOSED
BUNGALOW WILL BE A
ONE-STORED
RESIDENTIAL BUNGALOW
WITH A GABLED ROOF
AND A FRONT PORCH.



PROPOSED RESIDENTIAL BUNGALOW AT
10, WOODFIELD CLOSE, SPALDING, Lincs
FOR MR & MRS. G. FARRROW.
FEBRUARY 1992
L.M. COOPER (0404) 371595
4, POWERS GATE, MOUNTAIN VIEW, SPALDING, Lincs

DETERMINED
PLAN