

SALLY WALTHAM

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S O U T H



**HOLLAND
DISTRICT COUNCIL**

HOUSING & PLANNING
SERVICES DEPARTMENT

FILE COPY

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H17/0452/00

Received: 12-APR-00

Type: OUTLINE

Name: Trustees of late GC Rhodes,
Mrs M Rhodes & Miss A Rhodes
110 Station Road
Surfleet
Spalding, Lincs. PE11 4DB

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Residential development

Location : Land between 110 & 124 Station Road Surfleet
Spalding Lincolnshire

**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 Before the accesses are commenced to be used, provision shall be made within the site to the

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H O L L A N D
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**HOUSING & PLANNING
SERVICES DEPARTMENT**

satisfaction of the Local Planning Authority for motor vehicles to turn to enable them 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.

- 4 The dwelling on the easternmost extremity of the site shall have its access on the western side of its plot frontage.

Reason: To ensure that drivers of vehicles have adequate visibility when emerging from the access into the public highway in the interests of highway safety.

The determined plans are:-

1:2500 site location plan received on 12 Apr 00.

The siting of the dwellings on this site needs to take into account the windows of 124 Station Road which overlook the site and which is located close to the back edge of the footpath.

For the avoidance of doubt this permission does not relate to any specific number of dwellings.

Director of Housing and Planning Services

04 AUG 2000

H17/0452/00

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 H17/0452/00

Received: 12-APR-00 Type: OUTLINE

Name: Trustees of late GC Rhodes,
Mrs M Rhodes & Miss A Rhodes
110 Station Road
Surfleet
Spalding, Lincs. PE11 4DB

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Residential development

Location : Land between 110 & 124 Station Road Surfleet
Spalding Lincolnshire

**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 Before the access ^{is} commenced to be used, provision shall be made within the site to the

satisfaction of the Local Planning Authority for ~~a~~ motor vehicle^s to turn to enable ^{them} 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.

- 4 The ^{dwelling} ~~plot~~ on the easternmost extremity of the site ~~frontage~~ shall have its access on the western side of its frontage.

Reason: To ensure that drivers of vehicles have adequate visibility when emerging from the access into the public highway in the interests of highway safety.

The determined plans are:-

1:2500 site location plan recieved on 12 Apr 00.

The siting of the dwellings on this site needs to take into account the windows of 124 Station Road which overlook the site and which is located close to the back edge of the footpath.

*For the avoidance of doubt this
permission does not relate to
any specific number of dwellings.*

Director of Housing and Planning Services
04 AUG 2000

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H17/0452/00