

SALLY WALTHAM

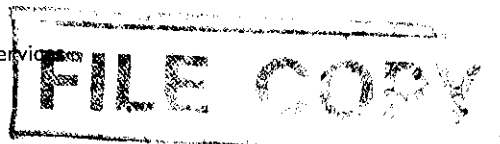
BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning
Services Department,
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Priory Road,
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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H17/0625/99

Received: 24-JUN-99

Type: OUTLINE

Name: D Pateman Esq
6 Oaklands Way
Pinchbeck
Spalding
Lincs PE11 3YG

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

Description: Two plots for residential dwellings with garages

Location : Land at Reservoir Road Surfleet
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 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 The dwellings on each plot shall be centrally located and shall not be wider than 60% of the width of the plot frontage.

Reason: The site is in a rural location where it is important, on the grounds of character, that development is not densely packed, has a degree of openness between the individual dwellings and is well screened.

- 5 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 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.

The determined plans are:- Site plan received on 24 June 1999.

Policy E15 of the South Holland District Local Plan deals with sewerage provision. There appears to be a sewer near to the site and developers should connect to it. Failing this a package treatment plant is recommended. Septic tanks should only be used as a last resort and their long term performance needs to be proved. Advice should be sought from the Local Planning Authority if septic tanks are intended to be used.

Director of Housing and Planning Services

30 JUL 1999

H17/0625/99

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 H17/0625/99

Received: 24-JUN-99 Type: OUTLINE

Name: D Pateman Esq
6 Oaklands Way
Pinchbeck
Spalding
Lincs PE11 3YG

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

Description: Two plots for residential dwellings with garages

Location : Land at Reservoir Road Surfleet
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 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 The dwellings on each plot shall be centrally located and shall not be wider than 60% of the width of the plot frontage.

Reason: The site is in a rural location where it is important, on the grounds of character, that development is not densely packed, has a degree of openness between the individual dwellings and is well screened.

5.
The determined plans are:- Site plan received on 24 June 1999.

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Director of Housing and Planning Services
29 JUL 1999

H17/0625/99

B21 (plural) - off pink ? ✓ yes.

B2 29/7.

B2 27/7.