SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H17/0820/94 Received:23-AUG-94 Type:OUTLINE

Name: Mr M Bratley
13 Woods Lane
Surfleet
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: Residential development

Location : Rear of 40 Surfleet Road Surfleet
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 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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 The development of this site shall only take place in conjunction with the development of the adjoining land to the north, with all means of access via the development on the adjoining land.

Reason: The site is not capable of being developed satisfactorily in isolation from the larger parcel of land to the north, and this condition is imposed accordingly.

5 The frontage hedgerow with Woods Lane shall be retained at not less than its present height; if any part of the hedgerow dies it shall be replaced as soon as seasonally practicable with plants of the same species and any such replanting shall be maintained until such time as the original height of the hedge has been obtained, and thereafter retained at not less than the height of the remaining hedge.

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

Director of Planning and Building Control Services
11-OCT-94 H17/0820/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H17/0820/94 Received:23-AUG-94 Type:OUTLINE

Name: Mr M Bratley
13 Woods Lane
Surfleet
Spalding
Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs, PE11 1QF

Description: Residential development

Location : Rear of 40 Surfleet Road Surfleet
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 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 development of this site shall only take place in conjunction with the development of the adjoining land to the north, with all means of access via the development on the adjoining land.

Reason: The site is not capable of being developed satisfactorily in isolation from the larger parcel of land to the north, and this condition is imposed accordingly.

5 The frontage hedgerow with Woods Lane shall be retained at not less than its present height; if any part of the hedgerow dies it shall be replaced as soon as seasonally practicable with plants of the same species and any such replanting shall be maintained until such time as the original height of the hedge has been obtained, and thereafter retained at not less than the height of the remaining hedge.

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

10-OCT-94 AD check.....

Authorised to issue (inc Delegation).....