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SOUTH HOLLAND DISTRICT COUNCIL

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

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H17/0997/02 Received: 05-SEP-02 Type: RESERVED MATTERS

Name: Brian Harding Construction Ltd
Water Cottage
16A Water Lane
Spalding
Lincs. PE11 2TQ

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: House and detached double garage. (Outline application H17/0379/01)

Location : Land off Park Lane Surfleet

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 The area of land in front of the proposed 1.2 metre wall between the junction with Park Lane and the bridge over the River Glen shall be turfed and kept close mown. No other vegetation shall be planted, or allowed to grow, in this area.

Reason: In the interests of maintaining visibility to enable vehicles emerging from Park Lane to see oncoming traffic approaching from the north.

2 Before development commences details of the extension of the footway to the side of Park Lane, westwards, to meet the realigned public footpaths shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out before the dwelling is occupied.

Reason: In the interests of pedestrian safety.

The determined plans are:
Dwg. nos. SD02-026/2, BH/TG-DG-SG, Paddington and Paddington 2 received 5 September 2002.

Your attention is drawn to the condition and notes on outline permission H17/0379/01.

Council Offices
Priory Road
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Lincolnshire
PE11 2XE

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The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. The Local Planning Authority has not requested a flood risk assessment owing to the site benefitting from outline planning permission. However, it may be beneficial to carry out such an assessment. If you require further advice on this matter please contact the Environment Agency (Mr Mike Braithwaite tel: 01522 785896).

Head of Planning & Development
13 JAN 2003

H17/0997/02

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H17/0997/02 Received: 05-SEP-02 Type: RESERVED MATTERS

Name: Brian Harding Construction Ltd
Water Cottage
16A Water Lane
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Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: House and detached double garage. (Outline application H17/0379/01)

Location : Land off Park Lane Surfleet

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 The area of land in front of the proposed 1.2 metre wall between the junction with Park Lane and the bridge over the River Glen shall be turfed and kept close mown. No other vegetation shall be planted, or allowed to grow, in this area.

Reason: In the interests of maintaining visibility to enable vehicles emerging from Park Lane to see oncoming traffic approaching from the north.

2 Before development commences details of the extension of the footway to the side of Park Lane, westwards, to meet the realigned public footpaths shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out before the dwelling is occupied.

Reason: In the interests of pedestrian safety.

The determined plans are:
Dwg. nos. SD02-026/2, BH/TG-DG-SG, Paddington and Paddington 2 received 5 September 2002.

Your attention is drawn to condition XX on outline permission H17/0379/01.

The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. ~~In the event that you wish to take the proposal further or re-submit a similar application you a~~re ~~advised to carry ou~~t such an assessment. If you require further advice on this matter please contact the Environment Agency (Mr Mike Braithwaite tel: 01522 785896).

Head of Planning & Development
02 JAN 2003

H17/0997/02

The LPA have not requested a FRA as this is the first time anything has come before the planning permission However, it may be required to comply.....

8/1-03

8/1/03