SALLY WALTHAM
BA (Hons) F.C.I.H.
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H18/0518/99 Received: 26-MAY-99 Type: OUTLINE

Name: Mrs B Thompson
Westville Farm
Frithville
Boston
Lincs PE22 7HR

Agent: Vawser & Co
46 West End
March
Cambs
PE15 8DL

Description: Erection of a dwelling

Location : Jubilee Wharf Street
Sutton Bridge 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 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;

Reason: The application was submitted in outline only.

3 Before development is commenced a scheme of planting for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
i) Details of position, species and planting height of any new planting.

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ii) Details of which of the existing trees/hedges are to be retained or removed.

Reason: To ensure an adequate appearance for the setting of the new property.

4 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.

5 Before any development is commenced a scheme of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as may be approved shall be implemented before the building hereby permitted is brought into use.

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

6 Before development commences 2 car parking spaces shall be provided within the curtilage of 'Jubilee', in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of off-street parking in respect of the existing dwelling, in the interests of highway safety.

7 Before the new dwelling is occupied 2 car parking spaces shall be provided on site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of off-street parking, in the interests of highway safety and residential amenity.

8 The dwelling shall be of single storey construction with no habitable rooms accommodated within the roof space.

Reason: To ensure that the new dwelling is in keeping with the character of the locality.

The determined plans are:-
1:2500 plan received on 26 May 99.
Indicative 1:250 plan received on 19 Aug 99.

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The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Director of Housing and Planning Services
28 OCT 1999

H18/0518/99

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 H18/0518/99 Received: 26-MAY-99 Type: OUTLINE

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Westville Farm
Frithville
Boston
Lincs PE22 7HR

Agent: Vawser & Co
46 West End
March
Cambs
PE15 8DL

Description: Erection of a dwelling

Location : Jubilee Wharf Street
Sutton Bridge 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 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;

Reason: The application was submitted in outline only.

3 Before development is commenced a scheme of planting for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
i) Details of position, species and planting height of any new planting.

ii) Details of which of the existing trees/hedges are to be retained or removed.

Reason: To ensure an adequate appearance for the setting of the new property.

4 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.

5 Before any development is commenced a scheme of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as may be approved shall be implemented before the building hereby permitted is brought into use.

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

6 Before development commences 2 car parking spaces shall be provided within the curtilage of 'Jubilee', in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of off-street parking in respect of the existing dwelling, in the interests of highway safety.

7 Before the new dwelling is occupied 2 car parking spaces shall be provided on site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of off-street parking, in the interests of highway safety and residential amenity.

8 The dwelling shall be of single storey construction with no habitable rooms accommodated within the roof space.

Reason: To ensure that the new dwelling is in keeping with the character of the locality.

The determined plans are:-
1:2500 plan received on 26 May 99.
Indicative 1:250 plan received on 19 Aug 99.

Director of Housing and Planning Services
22 OCT 1999

H18/0518/99

HW1 - Highways Access?

UNS 26/10/99.