SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H18/0657/00 Received: 24-MAY-00 Type: OUTLINE

Name: Mrs A Wallwork
St Germans Hall
Wiggenhall St Germans
Kings Lynn

Agent: H Fuller
42 Hall Lane
West Winch
Kings Lynn
Norfolk

Description: Erection of pair of semi- detached cottages with parking.

Location : Land adj. Chalk Cottage Chalk Lane
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) 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 hedge on the Chalk Lane frontage shall not be uprooted or removed and shall not be reduced below a minimum height of 2 metres.

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Reason: To ensure that appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the developed are afforded an acceptable means of privacy.

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 Prior to the commencement of development of the site full details of an alternative method of foul sewage disposal for the adjoining, existing properties and the proposal shall be submitted to and agreed in writing by the Local Planning Authority. Such scheme shall be implemented and completed prior to the commencement of the development and before the existing septic tanks on the site are disturbed.

Reason: Development of this site without making provision for alternative foul sewage disposal may lead to ground water pollution.

The determined plans are:-
Dwg. No. AW/5/00 received on 24 May 2000.

Director of Housing and Planning Services
29 AUG 2000

H18/0657/00

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 H18/0657/00 Received: 24-MAY-00 Type: OUTLINE

Name: Mrs A Wallwork
St Germans Hall
Wiggenhall St Germans
Kings Lynn

Agent: H Fuller
42 Hall Lane
West Winch
Kings Lynn
Norfolk

Description: Erection of pair of semi- detached cottages with parking.

Location : Land adj. Chalk Cottage Chalk Lane
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) 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 hedge on the Chalk Lane frontage shall not be uprooted or removed and shall not be reduced below a minimum height of 2 metres.

Reason: To ensure that appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the developed are afforded an acceptable means of privacy.

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 Prior to the commencement of development of the site full details of an alternative method of foul sewage disposal for the adjoining, existing properties and the proposal shall be submitted to and agreed in writing by the Local Planning Authority. Such scheme shall be implemented and completed prior to the commencement of the development and before the existing septic tanks on the site are disturbed.

Reason: Development of this site without making provision for alternative foul sewage disposal may lead to ground water pollution.

The determined plans are:- AW/5/00 rcvd a tte 24 May 2000 ✓

X

Director of Housing and Planning Services
18 AUG 2000

H18/0657/00

1/18/8

LMJ 25-8-00