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

Planning Permission

Reference: H18/0962/02 Received: 22-AUG-02 Type: PERMISSION RENEWAL

Name: B C Properties
Hyde House
Turnpike
Ashwellthorpe
Norwich NR16 1ES

Agent: B C Properties
Hyde House
Turnpike
Ashwellthorpe
Norwich NR16 1ES

Description: Erection of dwelling (Renewal of Outline H18/0518/99)

Location : Jubilee Wharf Street
Sutton Bridge

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

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Reason: The application was submitted in outline only.

3 Prior to the commencement of development a scheme of planting for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
- Details of which of the trees & hedges currently on the site are to be retained or removed.
- Details, position, species and planting height of any new planting to be undertaken on the site.

Reason: To ensure an adequate setting for the appearance of the 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 commencement of development, a scheme of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be implemented before the building hereby permitted is brought into use.

Reason: In the interest of the visual amenity of the area.

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

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

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

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

The determined plans are:
1:2500 plan received 26 May 1999 (for the outline application).
1:250 plan received 19 August 1999 (for the outline application).
Flood Risk Assessment received 22 October 2002.

The development hereby permitted 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.

Head of Planning & Development
27 NOV 2002 H18/0962/02

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 H18/0962/02 Received: 22-AUG-02 Type: PERMISSION RENEWAL

Name: B C Properties
Hyde House
Turnpike
Ashwellthorpe
Norwich NR16 1ES

Agent: B C Properties
Hyde House
Turnpike
Ashwellthorpe
Norwich NR16 1ES

Description: Erection of dwelling (Renewal of Outline H18/0518/99)

Location : Jubilee Wharf Street
Sutton Bridge

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;
(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 Prior to the commencement of development a scheme of planting for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
- Details of which of the trees & hedges currently on the site are to be retained or removed.
- Details, position, species and planting height of any new planting to be undertaken on the site.

Reason: To ensure an adequate setting for the appearance of the 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 commencement of development, a scheme of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be implemented before the building hereby permitted is brought into use.

Reason: In the interest of the visual amenity of the area.

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

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

7 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 area.

The determined plans are:
1:2500 plan received 26 May 1999 (for the outline application).
1:250 plan received 19 August 1999 (for the outline application).
Flood Risk Assessment received 22 October 2002.

The development hereby permitted 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.

Head of Planning & Development
25 NOV 2002

H18/0962/02

24/11/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H18/1314/03 Received: 15-JAN-04 Type: RESERVED MATTERS

Name: Mr & Mrs Spence
306 Bridge Road
Sutton Bridge
Spalding
Lincolnshire

Agent: Mr & Mrs Spence
306 Bridge Road
Sutton Bridge
Spalding
Lincolnshire

Description: Erection of detached 3 bed bungalow with integral garage (Renewal Permission H18/0962/02 Outlin[redacted]

Location : Wharf Street Sutton Bridge

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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

2 The windows to the garage and bathroom shall be obscure glazed.

Reason: In the interest of the amenities of the neighbouring property.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

Reason For Approval
The proposal is in accordance with national and local policies as set out in Policy E1 of the South Holland Adopted Local Plan 1998.

There are no material considerations that indicate against the proposal.

Beacon Council 2003-2004 Supporting the Rural Economy

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Note(s):

The determined plans are:
Dwg nos. 1(Rev B), 2(Rev B) and 3(Rev B) received 30 October 2003.
1:1250 site location plan received 31 October 2003.
Dwg no. SD03-115/1 (Rev A) received 12 January 2004.

The development hereby permitted 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.

Head of Planning & Development
02-MAR-04

H18/1314/03

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.