SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H19/0262/96 Received:21-MAR-96 Type:OUTLINE

Name: Mr G K Hare
Broadlands
Broadgate Road
Sutton St Edmund
Spalding Lincs

Agent: David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Cambs PE13 4RW

Description: Erection of two dwellings, including means of access

Location : Plots adjacant to Broadlands Broadgate Road
Sutton St Edmund 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 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:
i) 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.

Reason: The application was submitted in Outline only.

3 Before development is commenced, details of a landscaping scheme showing the following details shall be submitted to and approved in writing by the Local Planning Authority, namely;
i) The positions, height and species of existing trees.
ii) Proposals for felling or retention of existing trees.
iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

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 The development shall not be commenced until details of an investigation of the potential for landfill gas generation and migration has been submitted to and approved in writing by the Local Planning Authority. Before occupation, any remedial action required shall be undertaken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

7 The vehicular access shall be formed at the southern end of the site's frontage to Broadgate Road.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Broadgate Road.

The applicant is reminded that the submitted plan is indicative only and that plot layout and siting of the dwellings are both 'reserved matters'.

The appearance/design of the dwellings should be of an appropriate high standard and reflect the traditional building character of existing development nearby.

Director of Housing and Planning Services
07-JUN-96 H19/0262/96

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H19/0262/96 Received:21-MAR-96 Type:OUTLINE

Name: Mr G K Hare
Broadlands
Broadgate Road
Sutton St Edmund
Spalding Lincs

Agent: David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Cambs PE13 4RW

Description: Erection of two dwellings, including means of access

Location : Plots adjacant to Broadlands Broadgate Road
Sutton St Edmund 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 approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
i) 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.

Reason: The application was submitted in Outline only.

3 Before development is commenced, details of a landscaping scheme showing the following details shall be submitted to and approved in writing by the Local Planning Authority, namely;
i) The positions, height and species of existing trees.
ii) Proposals for felling or retention of existing trees.
iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

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

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 The development shall not be commenced until details of an investigation of the potential for landfill gas generation and migration has been submitted to and approved in writing by the Local Planning Authority. Before occupation, any remedial action required shall be undertaken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

7 The vehicular access shall be formed at the southern end of the site's frontage to Broadgate Road.

DC Please clarify Sh recgl Broadgate

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Broadgate Road.

DP 31/5/96

The applicant is reminded that the submitted plan is indicative only and that plot layout and siting of the dwellings are both 'reserved matters'.

X The appearance/design of the dwellings should be of an appropriate high standard and reflect the traditional building character of existing development nearby.

SBDN 28/5

23-MAY-96 AD check.....

Authorised to issue (inc Delegation). DP 3/6.....

SOUTH HOLLAND DISTRICT COUNCIL

COPY SENT TO THE ENVIRONMENT AGENCY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H15/0325/96 Received:18-APR-96 Type:OUTLINE

Name: Exors of Mrs H Crosby
c/o R Longstaff & Co
5 New Road
Spalding
Lincs PE11 1BS

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of one dwelling and garage with vehicular access

Location : Land between 14-20 Town Drove Quadring
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 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

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no walls, fences, hedges or other means of enclosure shall be erected or maintained on the north eastern boundary of the site taller than 1 metre.

Reason: To protect the setting and amenities of the Listed Building.

Applicants for reserved matter submission are advised that the plot is located adjacent to a Listed Building. Therefore, the design of the dwelling should take account of this fact since the protection of the setting of the Listed Building will be an overriding concern of the Local Authority. The height and mass of the dwelling should not dominate the Listed Building, should not fill the full width of the site and should be set back on a deep building line and give views of the cottage. The dwelling should have brick detailing to window and door arches, sills and in addition be sympathetic to this relatively rural location.

Director of Housing and Planning Services
24-JUN-96 H15/0325/96

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)