SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0026/98 Received:12-JAN-98 Type:PERMISSION RENEWAL

Name: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Agent: Harry Gelder
29 High Street
Newton-on-Trent
Lincoln
LN1 2JS

Description: Residential development - 3 plots (renewal of application H20/1038/93).
Location : Broadgate Road Sutton St James
Spalding Lincs

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.

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

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 No dwelling shall be commenced until a footway along the site's frontage has been made up and completed in accordance with a Section 278 Agreement.

Reason: To ensure satisfactory access to each dwelling, in the interests of residential amenity and pedestrian safety.

6 The development shall be frontage and the dwellings single storey construction with a floor area not exceeding 100 square metres. Their width shall not exceed 75% of the width of the respective plot.

Reason: To ensure a sympathetic form of development, in the interests of the visual amenities of the rural locality.

In accordance with the Lincolnshire Design Guide the design and appearance of the development should be of an appropriate high standard and sympathetic to the rural locality. Landscaping should include indigenous hedging along the site's frontage.

Director of Housing and Planning Services
16-APR-98 H20/0026/98

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: H20/0026/98 Received:12-JAN-98 Type:PERMISSION RENEWAL

Name: Harry Gelder
29 High Street
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- 3 pgs

Description: Residential development (renewal of application H20/1038/93).
Location : Broadgate Road Sutton St James
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;
(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

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 No dwelling shall be commenced until a footway along the site's frontage has been made up and completed in accordance with a Section 278 Agreement.

Reason: To ensure satisfactory access to each dwelling, in the interests of residential amenity and pedestrian safety.

6

Permission has been granted on the basis that the development should consist of small dwellings (preferably single storey), with satisfactory spacing between them. In accordance with the Lincolnshire Design Guide the design and appearance of the development should be of appropriate high standard and sympathetic to the rural locality. Landscaping should include indigenous hedging along the site's frontage.

06-APR-98 Checked

Authorised to issue (inc Delegation).....