FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H20/0046/98 Received:19-JAN-98 Type:OUTLINE

Name: Mr F W Hoyles
Manor Hill Farm
Sutton St James
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Use of site as two residential building plots

Location : Jarvis Gate Sutton St James
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 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 vehicular access on Plot 1 shall be formed at the southern end of the site's frontage to Jarvis Gate.

Reason: To provide safe access in relation to the farm access.

4 Before the accesses are 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.

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

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

5 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.

6 No more than 75% of the width of the individual plots shall be taken up with the width of their respective individual dwellings and associated garaging.

Reason: In the interests of visual amenity.

7 The dwellings shall be of an individual design and of an additive form of architecture.

Reason: In the interests of visual amenity.

Your attention is drawn to the expectation of the Local Planning Authority that the proposed development shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas which the Local Planning Authority has adopted as policy.

Director of Housing and Planning Services
03-APR-98 H20/0046/98

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

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Name: Mr F W Hoyles
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Agent: Messrs Hix & Son
28 Church Street
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Spalding
Lincs PE12 7LL

Description: Use of site as two residential building plots

Location : Jarvis Gate 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 vehicular access on plot 1 shall be formed at the southern end of the site's frontage to Jarvis Gate.

Reason: To provide safe access in relation to the farm access.

4 Before B2 1 (to be accesses) the vehicular accesses are commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

5 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.

6 No more than 75% of the width of the individual plots shall be taken up with the width of their respective individual dwellings and associated garaging.

Reason: In the interests of visual amenity.

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Reason: In the interests of visual amenity.

Your attention is drawn to the expectation of the Local Planning Authority that the proposed development shall accord with the advice contained in the Lincolnshire Design Guide for Residential Areas which the Local Planning Authority has adopted as policy.

31-MAR-98 Checked √.14 ..... 3/4

Authorised to issue (inc Delegation)..... 3/4/98.