SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H20/0421/97 Received:17-APR-97 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: Two residential building plots and reposition of field access roadway
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 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 five 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 The access to plot 1 shall be located at the northern end of the plot's frontage to Jarvis Gate and the access to plot 2 shall be located at the southern end of it's frontage to Jarvis Gate.

Reason: To provide a safe and adequate access to the plots in relation to the farm access.

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.

8 The dwellings shall be of single storey construction.

Reason: To ensure the development is in keeping with the predominant character of development in the locality.

Director of Housing and Planning Services
24-JUN-97 H20/0421/97

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: H20/0421/97 Received:17-APR-97 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: Two residential building plots and reposition of field access roadway
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.

X 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 five 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 The access to plot 1 shall be located at the northern end of the plot's frontage to Jarvis Gate and the access ~~for~~ plot 2 shall be located at the southern end of its frontage to Jarvis Gate.

Reason: To provide a ~~gate~~ site and adequate access to the plots in relation to the farm access.

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.

8 The dwellings shall be of single storey construction.

Reason: To ensure the development is in keeping with the predominant character of development in the locality.

12-JUN-97 Checked ....SHS 16/6

Authorised to issue (inc Delegation)..... 23/6.