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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H20/0729/01 Received: 15-JUN-01 Type: OUTLINE

Name: Messrs A & D W Gent
c/o 'Ashlea Farm'
Gaunockgate
Sutton St Edmund
Spalding Lincs

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

Description: Erection of one dwelling

Location : Bells Drove Sutton St James
Spalding

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:

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

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HOUSING & PLANNING SERVICES DEPARTMENT

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 development is commenced details of screening along the northern, eastern and southern boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be put into effect in its entirety before the dwelling is occupied.

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

5 The disposal of foul water shall be by means of a package treatment plant. Full details of such a system shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To ensure the provision of satisfactory foul drainage.

6 The dwelling shall be single storey with no accommodation within the roof space.

Reason: In the interests of the visual amenities of the streetscene.

The determined plans are:-
Site location plan received 15 June 2001.

The permitted development 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.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

S A Waltham

Director of Housing and Planning Services
29 AUG 2001

H20/0729/01

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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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H20/0729/01 Received: 15-JUN-01 Type: OUTLINE

Name: Messrs A & D W Gent
c/o 'Ashlea Farm'
Gaunockgate
Sutton St Edmund
Spalding Lincs

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

Description: Erection of one dwelling

Location : Bells Drove Sutton St James
Spalding

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 Y 2.2.2 – Implementation of planting

3 Before development is commenced details of screening along the northern, eastern and southern boundaries of the site shall be submitted to and approved in writing by the Local Planning

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HOUSING & PLANNING SERVICES DEPARTMENT

Authority. Such a scheme as may be approved shall be put into effect in its entirety before the dwelling is occupied.

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

4 The disposal of foul water shall be by means of a package treatment plant. Full details of such a system shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To ensure the provision of satisfactory foul drainage.

5 The dwelling shall be single storey with no accommodation within the roof space.

Reason: In the interests of the visual amenities of the streetscene.

The determined plans are:-

Location plan - 15/8/01.

The permitted development 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.

Director of Housing and Planning Services
28 AUG 2001

H20/0729/01

28/8

28/8

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H20/0958/02 Received: 21-AUG-02 Type: RESERVED MATTERS

Name: Tudor Homes (East Anglia) Ltd.
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs. PE13 1NB

Description: Proposed bungalow - Outline Application H20/0729/01

Location : Bells Drove Sutton St James

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 dwelling is occupied vehicular turning facilities shall be provided on site in accordance with details shown on amended Dwg. no. 2741-2A received 16 October 2002.

Reason: To define the terms of the permission, in the interest of highway safety.

The determined plans are:
Dwg. no. 2741-1 received 21 August 2002.
Amended Dwg. no. 2741-2A received 16 October 2002.

You are reminded of the need to comply with Condition 5 (drainage) Outline Planning Permission Reference H20/0729/01 before commencing development.

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SOUTH HOLLAND DISTRICT COUNCIL

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Head of Planning & Development
23-OCT-02

H20/0958/02

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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