SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H21/0564/96 Received:17-JUN-96 Type:OUTLINE

Name: Pubmaster Limited
26/27 Bedford Square
London

Agent: Les Brown Associates
4 Church Street
Norwich
NR6 7DS

Description: Erection of dwelling, including siting and means of access
Location : Land east of Five Bells P.H. Tydd St Mary
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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
ii) 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 Development shall not be commenced until the car park for the Five Bells Public House has been laid out in accordance with the plan accompanying the application (drawing no. 01 received by the Local Planning Authority on 17 June 1996).

Reason: To protect the off-street parking for visitors to the Public House, in the interests of highway safety.

4 Before the dwelling is occupied provision shall be made, in accordance with details to be submitted to and approved in writing by the Local

SOUTH HOLLAND DISTRICT COUNCIL

Planning Authority, for vehicles to turn so they may enter and leave the site in forward gear.

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

5 Before the dwelling is occupied a 1.8 metre high fence and wall, as shown on the submitted plan (drawing no. 01 received by the Local Planning Authority on 17 June 1996) shall be erected along the western boundary of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the residential amenity of future occupiers of the dwelling, given the site's proximity to the Five Bells Public House.

6 Prior to the occupation of the dwelling acoustic vents shall be fitted to the reasonable satisfaction of the Local Planning Authority to all of the north and west facing bedroom windows and the dwelling shall be designed expressively to achieve the maximum attenuation of noise emanating from the adjoining public house.

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity to the Five Bells Public House.

Director of Housing and Planning Services
20-AUG-96 H21/0564/96

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: H21/0564/96 Received:17-JUN-96 Type:OUTLINE

Name: Pubmaster Limited
26/27 Bedford Square
London

Agent: Les Brown Associates
4 Church Street
Norwich
NR6 7DS

Description: Erection of dwelling, including siting and means of access
Location : Land east of Five Bells P.H. Tydd St Mary
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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
ii) 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 Development shall not be commenced until the car park for the Five Bells Public House has been laid out in accordance with the plan accompanying the application (drawing no. 01 received by the Local Planning Authority on 17 June 1996).

Reason: To protect the off-street parking for visitors to the Public House, in the interests of highway safety.

4 Before the dwelling is occupied provision shall be made, in accordance with details to be submitted to and approved in writing by the Local

Planning Authority, for vehicles to turn so they may enter and leave the site in forward gear.

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

5 Before the dwelling is occupied a 1.8 metre high fence and wall, as shown on the submitted plan (drawing no. 01 received by the Local Planning Authority on 17 June 1996) shall be erected along the western boundary of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the residential amenity of future occupiers of the dwelling, given the site's proximity to the Five Bells Public House.

6 Prior to the occupation of the dwelling acoustic vents shall be fitted to the reasonable satisfaction of the Local Planning Authority to all of the north and west facing bedroom windows and the dwelling shall be designed expressively to achieve the maximum ~~noise~~ attenuation of noise emanating from the adjoining public house.

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity to the Five Bells Public House.

SCMA 16/8

15-AUG-96 Checked .....

Authorised to issue (inc Delegation)..... 20/8/96