SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H21/0917/00 Received: 24-JUL-00 Type: PERMISSION RENEWAL

Name: Medleys Charity
c/o Hix & Son
28 Church Street
Holbeach
Lincs PE12 7LL

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

Description: Erection of 5 dwellings (renewal of H21/0666/97)

Location : Lowgate Tydd St Mary
Wisbech Cambs

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 Prior to the submission of any other details, an overall layout plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a landscaping scheme for the whole of the site including details of positions, heights on planting and species of trees and shrubs.

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

3 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;

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HOUSING & PLANNING
SERVICES DEPARTMENT

2) The siting and design of any vehicular access to road;

Reason: The application was submitted in outline only.

4 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.

5 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.

6 Prior to any of the dwellings becoming occupied, a footway and also street lighting shall be constructed along or adjacent to the sites frontage in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide for safe and adequate passage for residents and their visitors.

The determined plans are:-
1:2500 plan received 26 September 1991.

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.

This Authority has adopted as policy the Lincolnshire Design Guide for Residential Areas. It is therefore the expectation of this Council that the scheme should be of appropriate high standard. The development should be frontage only with varying plot widths and dwelling types (reflecting the traditional building character of the area). The landscaping scheme should include the provision of a frontage hedge of native species (eg. Hawthorn).

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HOUSING & PLANNING
SERVICES DEPARTMENT

Director of Housing and Planning Services
24 OCT 2000

H21/0917/00

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.

Lewis

Gordon has indicated that he should sign this one.

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Erection of 5 dwellings (renewal of H21/0666/97)

Location : Lowgate Tydd St Mary
Wisbech Cambs

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 Prior to the submission of any other details, an overall layout plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a landscaping scheme for the whole of the site including details of positions, heights on planting and species of trees and shrubs.

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

3 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 road;

Reason: The application was submitted in outline only.

4 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.

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Director of Housing and Planning Services
23 OCT 2000

H21/0917/00

23/10

GS 24/10