

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

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Priory Road,
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FILE COPY



Town and Country Planning Act 1990

Outline Planning Permission

Reference: H21/1187/99

Received: 23-NOV-99

Type: OUTLINE

Name: Mr J Giddings
Jujen
Hixs Lane
Tydd St Mary
Spalding Lincolnshire

Agent: S J Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech PE13 5LH

Description: Erection of a bungalow

Location : Adj. Jujen, Hix Lane 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:

- 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:
 - (1) 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;
 - (2) 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

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

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 the new dwelling is commenced the existing buildings on the site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

- 5 Before development is commenced a scheme of screening in respect of the boundaries (including details of type, height and position) shall be submitted to and approved in writing by the Local Planning Authority.

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

The determined plans are:-

1:2500 plan & dwg no. SH/54899 received on 23 Nov 99.

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 Pote Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Director of Housing and Planning Services
18 JAN 2000

H21/1187/99

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.

Town and Country Planning Act etc
DRAFT PERMISSION

Reference H21/1187/99

Received: 23-NOV-99 Type: OUTLINE

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Description: Erection of a bungalow

Location : Adj. Juen, Hix Lane 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:
 - (1) 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;
 - (2) 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 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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H21/1187/99

WJS 19.1.00