

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H22/0032/97

Received: 28-FEB-97 Type: OUTLINE

Name: Mr A E Dean
44 Old Fendike Road
Weston Hills
Spalding
Lincs PE12 6DD

Agent: Mr A E Dean
44 Old Fendike Road
Weston Hills
Spalding
Lincs PE12 6DD

Description: Residential development

Location : Old Fendike Road Weston Hills
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;

Reason: The application was submitted in outline only.

- 3 Before any development is commenced, details showing landscaping (including details of positions, heights on planting and species of trees and shrubs), plot delineation and dwelling footprints for the whole of the site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

- 4 The approved scheme of landscaping and/or screening shall be carried out

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H22/0032/97

Received: 28-FEB-97 Type: OUTLINE

Name: Mr A E Dean
44 Old Fendike Road
Weston Hills
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Lincs PE12 6DD

Agent: Mr A E Dean
44 Old Fendike Road
Weston Hills
Spalding
Lincs PE12 6DD

Description: Residential development

Location : Old Fendike Road Weston Hills
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 ^{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;

Reason: The application was submitted in outline only.

- X
X
X
X 3 Before any development is commenced, details showing landscaping (including details of positions, heights on planting and species of trees and shrubs), plot delineation and dwelling footprints for the whole of the site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

- 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 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.

- 5 The proposed vehicular accesses shall be paired.

X Reason: To reduce to a minimum the number of individual access points to Old Fendyke Road, in the interests of road safety.

- 6 Before the accesses are 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.

X 7 Before any dwelling is commenced, a footway shall be constructed along the whole of the sites frontage to connect to the existing one to the east in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe and adequate access on foot for residents and their visitors.

3
X The siting and design should reflect the site's rural location. More precisely, the plot widths/building line should be varied and the appearance/design of the dwellings should be of appropriate high standard in accordance with the Lincolnshire Design Guide. ← is this OK?

X The applicant is advised that any future development on land immediately to the west within the development boundary should be more loose knit to reflect its location on the fringe of the village.

16-MAY-97

Checked .. SOS 29/5 ..

Authorised to issue (inc Delegation) .. 20/5 ..

8. Before any new dwelling is commenced the existing buildings upon the site shall be demolished + rubble cleared from the site, to the reasonable satisfaction of the LPA.
Reason: ~~to~~ To ensure a satisfactory development, in the interests of the visual amenity of the rural locality.

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H22/0570/00

DATE RECEIVED : 28 4 99

APPLICANT : Mr & Mrs Halifax
c/o 44 Old Fendyke
Road
Weston Hills
Spalding Lincs

AGENT : Broadgate Builders
(Spalding) Ltd
Weston Hills
Spalding
Lincs

TYPE : Full GRID REF : 527330 320070

DESCRIPTION : Erection of dwelling

LOCATION : Plot at Old Fendyke Road, Weston Hills

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 41 of the Town and Country Planning Act 1971

2. Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

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IMPORTANT NOTE

This permission refers only to that required by the Town and Country Planning Acts.

If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE

TELEPHONE: SPALDING 761161

21/7
12/7
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Cont/...
H22/0670/89

- 4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the attached plan (drawing number 89003/2B, received 8 June 1989).

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

- 5 The dwelling shall not be occupied until the footway, shown on the amended plan 89003/2B, has been completed.

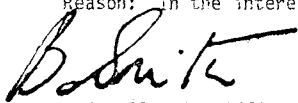
Reason: In the interests of road safety.

- 6 Provision shall be made to cater for highway surface water drainage via a system approved by the Local Planning Authority before any development takes place.

Reason: To ensure adequate drainage of the highway owing to changed conditions, in the interests of road safety.

- 7 No trees, shrubs or hedges on the site shall be lopped, topped, felled or uprooted without the prior written consent of the Local Planning Authority. Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interest of the amenity of the area.



District Planning Officer
14 July 1989

NOTES TO APPLICANT

- 1 This permission is granted in accordance with the application submitted as revised by the drawing number 89003/2B, received by the Local Planning Authority on 8 June 1989.
- 2 In relation to the landscaping condition, the Local Planning Authority would expect the existing trees, shrubs and frontage hedge to be retained as far as possible, as part of the submitted landscaping scheme.

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.

- 5 The proposed vehicular accesses shall be paired.

Reason: To reduce to a minimum the number of individual access points to Old Fendike Road, in the interests of road safety.

- 6 Before the accesses are 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.

- 7 Before any dwelling is commenced, a footway shall be constructed along the whole of the site's frontage to connect to the existing one to the east in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe and adequate access on foot for residents and their visitors.

- 8 Before any new dwelling is commenced the existing buildings upon the site shall be demolished and rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

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

The siting and design should reflect the site's rural location. More precisely, the plot widths/building line should be varied and the appearance/design of the dwellings should be of appropriate high standard in accordance with the Lincolnshire Design Guide.

The applicant is advised that any future development on land immediately to the west within the development boundary should be more loose knit to reflect its location on the fringe of the village.