



Town and Country Planning Act 1990

Outline Planning Permission

Reference: H22/0327/98

Received: 24-MAR-98 Type: OUTLINE

Name: F Mashford
c/o Longstaff & Co
5 New Road
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Broadgate Weston
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:
 - (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 There shall be one point of access to the approved development.

Reason: To secure the retention of the maximum amount of hedging, in the interests of visual amenity.

- 4 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.

- 5 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.

- 6 This permission shall provide for the erection of two dwellings only.

Reason: In the interests of visual amenity.

- 7 The existing hedge along the frontage of the site with Broadgate shall be retained (except in the position where access is to be provided) at a height of no less than 1 metre, to the reasonable satisfaction of the Local Planning Authority and, within 6 months of the commencement of the use of the access (or such extended period as may be agreed in writing with the Local Planning Authority), a matching hedge of the same species as that on the frontage of the site shall be planted along the splays of the access and retained thereafter at a height of no less than 1 metre to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

Your attention is drawn to the expectation of the Local Planning Authority that the layout of the dwellings on the site and their individual design shall accord with advice contained in the Lincolnshire Design Guide for Residential Development which the Local Planning Authority has adopted as policy.

Director of Housing and Planning Services
02-JUN-98 H22/0327/98

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H22/0327/98

Received: 24-MAR-98 Type: OUTLINE

Name: F Mashford
c/o Longstaff & Co
5 New Road
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development (two dwellings) ? No. 08 27/5.

Location : Broadgate Weston
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 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 There shall be one point of access to the approved development.

Reason: To secure the retention of the maximum amount of hedging, in the interests of visual amenity.

- 4 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.

- 5 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.

- 6 This permission shall provide for the erection of two dwellings only.

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Reason: In the interests of visual amenity.

Your attention is drawn to the expectation of the Local Planning Authority that the layout of the dwellings on the site and their individual design shall accord with advice contained in the Lincolnshire Design Guide, which the Local Planning Authority has accepted as policy. ^{FOR RESIDENTIAL DEVELOPMENT}

23-MAY-98

Checked *4/29/1*.....

Authorised to issue (inc Delegation)..... *29K*