SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H22/0369/00 Received: 30-MAR-00 Type: OUTLINE

Name: Mr A Moran
The Bell Public House
Austendyke Road
Weston Hills
Spalding Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Erection of a two storey dwelling (siting and means of access committed)

Location : Land adj. The Bell Public House Austendyke 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:

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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The 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 Prior to the occupation of the dwelling the "trickle vents" shall be installed in first floor windows.

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Reason: In the interests of the amenity of the occupiers of the dwelling.

4 Prior to the occupation of the dwelling the adjoining beer garden shall ceased to be used in connection with the commercial use of the public house and shall only be used thereafter as private residential garden land associated with the residential element of the public house.

Reason: In order to preserve a reasonable level of private amenity of the future occupiers of the dwelling.

5 Prior to the occupation of the dwelling the existing patio doors to the pub dining area shall be replaced with obscure glazed windows, the details for which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to preserve a reasonable level of private amenity of the future occupiers of the dwelling.

6 Before the access is commenced to be used, provision shall be made within the site 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.

The determined plans are:-
Location plan and Dwg. no. 00/07/01 and 02 received 30 March 2000.

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.

Director of Housing and Planning Services
21 JUN 2000

H22/0369/00

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H22/0369/00 Received: 30-MAR-00 Type: OUTLINE

Name: Mr A Moran
The Bell Public House
Austendyke Road
Weston Hills
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Agent: East Midlands Design Assoc.
"Willow Lodge"
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Lincs PE11 3JA

Description: Erection of a two storey dwelling (siting and means of access committed)

Location : Land adj. The Bell Public House Austendyke 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.

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;
(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 Prior to the occupation of the dwelling the "trickle vents" shall be installed in first floor windows.

Reason: In the interests of the amenity of the occupiers of the dwelling.

4 Prior to the occuaption of the dwelling the adjoining beer garden shall ~~only ever be used as private garden area associated with the residential element of the public house~~. ceased to be used in connection with the commercial use of the public house and shall only be used thereafter as private recreational garden land associated with the ~~dwelling~~ recreational element of the Public house.

Reason: In order to preserve a reasonable level of private amenity of the future occupiers of the dwelling.

5 Prior to the occupation of the dwelling the existing patio doors to the pub dining area shall be replaced with obscure glazed windows, the details for which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to preserve a reasonable level of private amenity of the future occupiers of the dwelling.

6 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.

The determined plans are:-
Location plan and Dwg. no. 00/07/01 and 02 received 30 March 2000.

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.

Director of Housing and Planning Services
19 JUN 2000

H22/0369/00

20/6

LTS
20-6-00.