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Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H22/0426/00 Received: 10-APR-00 Type:OUTLINE

Name: Mr & Mrs A B Hansen
37 Apeldoorn Gardens
Spalding
Lincs
PE11 1JT

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Residential development with frontage plots

Location : Rose Cottage Farm Yard (between Nos. 314 & 328) Broadgate 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 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 development is commenced, a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
(i) details of position, species and planting height of any new planting.

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(ii) details of which of the existing trees/hedges are to be retained or removed.

Reason: 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 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 any new dwelling is commenced the existing agricultural buildings on site shall be demolished and accociated rubble cleared from the site.

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

6 Before development is commenced existing agricultural buildings to the west of the site (identified in yellow on the enclosed plan) shall be demolished and associated rubble cleared from the land. Alternatively, if any of the buildings are to be retained, details of their future use shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

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

7 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

8 Before any dwelling is commenced a 1.8 metre wide footway shall be constructed along the whole of the site's frontage to Broadgate, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of passage on foot for residents and their visitors.

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9 Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority for the satisfactory disposal of highway surface water. The scheme as approved shall be completed prior to the occupation of any dwelling on the site.

Reason: To ensure that the highway and adjacent land is not affected adversely by flooding as a consequence of the permitted development.

10 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.

The determined plans are:-
1:2500 plan received on 10 Apr 00.

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.

Your attention is drawn to the fact that this Authority has recently adopted as policy the Lincolnshire Design Guide for Residential Areas. It is, therefore, the expectation of the Council that the development be of appropriate high standard. The scheme should incorporate existing trees within it as far as possible.

Director of Housing and Planning Services
05 JUN 2000

H22/0426/00

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 H22/0426/00 Received: 10-APR-00 Type: OUTLINE

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Description: Residential development with frontage plots

Location : Rose Cottage Farm Yard (between Nos. 314 & 328) Broadgate 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.

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(i) details of position, species and planting height of any new planting.

(ii) details of which of the existing trees/hedges are to be retained or removed.

X Reason: ~~S~~ 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 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
05 JUN 2000

✓ q 5/c H22/0426/00

UTS 6-6-00.