FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Outline Planning Permission

Reference: H22/1010/98 Received:27-JAN-99 Type:OUTLINE

Name: Mr & Mrs A Hansen
c/o Francis Hornor Brown & Co
Queen Street
Norwich
NR2 4TA

Agent: Francis Hornor Brown & Co
Queen Street
Norwich
NR2 4TA

Description: Residential frontage development

Location : Land fronting 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 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 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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Before the commencement of the construction of any of the dwellings a 1.5 metre wide footway, set behind a 2 metre grass verge abutting Broadgate, shall be provided to the reasonable satisfaction of the Local Planning Authority (footway and verge) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for residents and visitors in the interests of highway safety.

5 Before the accesses are commenced to be used, provision shall be made within the site to the reasonable 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.

6 No part of any dwellig shall be positioned within 2 metres of the alignment of the overhead electricity lines which extend across the northern part of the site.

Reason: To define the terms of the permission, to ensure a satisfactory form of development and to minimise the risk of danger.

7 No more than 9 dwellings shall be constructed, of which the majority shall be bungalows. The bungalows shall be constructed on the northern portion of the site.

Reason: In the interests of visual amenity.

You are advised that it is the expectation of the Local Planning Authority that the layout of the site and the design of the individual dwellings shall accord with the 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
01-MAR-99 H22/1010/98

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.

**SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services
Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

## DRAFT PERMISSION

Reference: H22/1010/98 Received:27-JAN-99 Type:OUTLINE

Name: Mr & Mrs A Hansen
c/o Francis Hornor Brown & Co
Queen Street
Norwich
NR2 4TA

Agent: Francis Hornor Brown & Co
Queen Street
Norwich
NR2 4TA

Description: Residential frontage development

Location : Land fronting 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.

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 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.

4 Before the commencement of the construction of any of the dwellings, the 1.5 metre wide footway, set behind a 2 metre grass verge abutting Broadgate, shall be provided to the reasonable satisfaction of the Local Planning Authority (footway and verge) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe and adequate passage on foot for residents and visitors in the interests of highway safety.

5 Before the accesses are commenced to be used, provision shall be made within the site to the reasonable 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.

6 No part of any dwelling shall be positioned within 2 metres of the alignment of the overhead electricity lines which extend across the northern part of the site.

Reason: To define the terms of the permission, to ensure a satisfactory form of development, and to minimise the risk of danger.

7 No more than 9 dwellings shall be constructed, of which the majority shall be bungalows. The bungalows shall be constructed on the northern portion of the site.

Reason: ??? in the interests of visual amenity.

You are advised that it is the expectation of the Local Planning Authority that the layout of the site and the design of the individual dwellings shall accord with the advice contained in the Lincolnshire Design Guide for Residential Development which the Local Planning Authority has adopted as policy.

25-FEB-99 Checked ✓ 26/2

Authorised to issue (inc Delegation)..... 26/2