SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/0350/97 Received:01-APR-97 Type:OUTLINE

Name: Mrs E M Amyes
139 Broadgate
Whaplode Drove
Spalding
Lincs

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

Description: Erection of bungalow

Location : Broadgate Whaplode Drove
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) Particulars of the materials to be used for external walls and roofs;
(2) 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 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.

4 Before the access is commenced to be used, provision shall be made within

SOUTH HOLLAND DISTRICT COUNCIL

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 Before the occupation of the bungalow, the existing shrubs in the north western corner of the site (as shown on drawing no. EMA.1) shall be removed, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 Before development is commenced, details of screening (including position, type and height) along that section of the southern boundary of the site shown in yellow on the accompanying plan shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of the bungalow.

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

Director of Housing and Planning Services
11-JUN-97 H23/0350/97

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.

MRS 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: H23/0350/97 Received:01-APR-97 Type:OUTLINE

Name: Mrs E M Amyes
139 Broadgate
Whaplode Drove
Spalding
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12A Park Road
Holbeach
Spalding Lincs

Does this need to include details of access etc? No 9/6

Description: Erection of bungalow

Location : Broadgate Whaplode Drove
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) Particulars of the materials to be used for external walls and roofs;
(2) 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 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.

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.

XX 5 Before the occupation of the bungalow, the existing shrubs in the north western corner of the site (as shown on drawing no. EMA.1) shall be removed, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

XX 6 Before development is commenced, details of screening (including positions, type and height) along ~~the rear~~ section of the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of the bungalow.

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

05-JUN-97 Checked ....SNS 9/6.

Authorised to issue (inc Delegation).....9/6

[illegible] plan sent 11/6.