SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

# Planning Permission

Reference: H23/0471/96 Received:20-MAY-96 Type:PERMISSION RENEWAL

Name: Mr T Harris
Horseshoe Lodge
Birds Drove
Sutton St James
Spalding Lincs PE12 0JY

Agent: Mr T Harris
Horseshoe Lodge
Birds Drove
Sutton St James
Spalding Lincs PE12 0JY

Description: Erection of dwelling and garage (renewal of application H23/0748/93)
Location : Land at Dowsdale Bank Shepeau Stow
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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 The vehicular access shall be formed at the south western end of the site's frontage to Dowsdale Bank.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

5 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.

6 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

7 Before any development is commenced, details of noise attenuation measures to protect the dwelling against noise from the nearby grain dryer shall be submitted to and approved in writing by the Local Planning Authority, and such a scheme as may be approved shall be put into effect before the dwelling hereby permitted is brought into use.

Reason: To safeguard the amenities of the dwelling in relation to the existing grain dryer to the north west.

The landscaping scheme should include a frontage hedge of native species, (e.g. hawthorn) in order to retain rural character.

Director of Housing and Planning Services
08-JUL-96 H23/0471/96

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: H23/0471/96 Received:20-MAY-96 Type:PERMISSION RENEWAL

Name: Mr T Harris
Horseshoe Lodge
Birds Drove
Sutton St James
Spalding Lincs PE12 0JY

Agent: Mr T Harris
Horseshoe Lodge
Birds Drove
Sutton St James
Spalding Lincs PE12 0JY

Description: Erection of dwelling and garage (renewal of application H23/0748/93)
Location : Land at Dowsdale Bank Shepeau Stow
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 The vehicular access shall be formed at the south western end of the site's frontage to Dowsdale Bank.

Reason: To ensure the provision of adequate facilities for safe ~~ingress~~ entry and ~~egress~~ exit of vehicles calling at the site in the interests of road safety.

5 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.

6 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

Reason: To ensure the provision of adequate facilities for safe ~~ingress~~ entry and ~~egress~~ exit of vehicles calling at the site in the interests of road safety.

7 Before any development is commenced, details of noise attenuation measures to protect the dwelling against noise from the nearby grain dryer shall be submitted to and approved in writing by the Local Planning Authority, and such a scheme as may be approved shall be put into effect before the dwelling hereby permitted is brought into use.

Reason: To safeguard the amenities of the dwelling in relation to the existing grain dryer to the north west.

The landscaping scheme should include a frontage hedge of native species, (e.g. hawthorn) in order to retain rural character.

28-JUN-96

AD check.....

Authorised to issue (inc Delegation).....