SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/0842/96 Received:27-SEP-96 Type:OUTLINE

Name: Mr & Mrs W Rouse
Mill Cottage
Main Road
Shepeau Stow
Spalding, Lincs

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

Description: Detached house and garage, including siting and means of access
Location : Mill Cottage Main Road
Shepeau Stow Spalding

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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.

Reason: The application was submitted in outline only.

3 Before development is commenced, details of a landscaping scheme showing the following details shall be submitted to and approved in writing by the Local Planning Authority; namely
(i) The positions, height and species of existing trees/hedges.
(ii) Proposals for felling or retention of existing trees/hedges.
(iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

Reason: In the interests of the visual amenities of the rural 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

SOUTH HOLLAND DISTRICT COUNCIL

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.

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.

The dwelling should have a cottage idiom with its appearance/design reflecting the traditional building character of the rural locality.

Director of Housing and Planning Services
12-NOV-96 H23/0842/96

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: H23/0842/96 Received:27-SEP-96 Type:OUTLINE

Name: Mr & Mrs W Rouse
Mill Cottage
Main Road
Shepeau Stow
Spalding, Lincs

Agent: G H Barnsdale
16 Low Road
Spalding
Lincs

Description: Detached house and garage, including siting and means of access
Location : Mill Cottage Main Road Shepeau Stow Spalding

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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.

Reason: The application was submitted in outline only.

3 Before development is commenced, details of a landscaping scheme showing the following details shall be submitted to and approved in writing by the Local Planning Authority: namely
(i) The positions, height and species of existing trees/hedges.
(ii) Proposals for felling or retention of existing trees/hedges.
(iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

Reason: In the interests of the visual amenities of the rural 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

DC Is this OK?

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.

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Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

The dwelling should have a cottage idiom with its appearance/design reflecting the traditional building character of the rural locality.

04-NOV-96 Checked ..... SAS 4/11

Authorised to issue (inc Delegation)..... 4/11