SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/1037/97 Received:29-SEP-97 Type:PERMISSION RENEWAL

Name: Mrs J Nicholls
'Le Jan'
Saltney Gate
Saracens Head
Spalding Lincs

Agent: East Midlands Design Assoc
Willow Lodge
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Residential development (1 plot), including means of access. (Renewal of application H23/0691/94).
Location : Land adj. 'Le-Jan' Saltney Gate
Saracens Head Spalding

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 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 means of construction of the vehicular access/driveway;
(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 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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Before development is commenced, a scheme to provide screening along the western and south eastern boundaries of the site (including details of type, position and height) 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 occupied.

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity to the A17 trunk road.

5 The dwelling shall be provided with noise insulation measures in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before development is commenced. Such a scheme as may be approved shall be put into effect before the dwelling hereby permitted is occupied.

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity to the A17 trunk road.

6 Before the dwelling is commenced, the access shall be laid out in accordance with the plan accompanying the application, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory access to the site, in the interests of highway safety.

7 There shall be no direct vehicular access to the A17 trunk road.

Reason: In the interests of highway safety.

The dwelling should be designed with noise sensitive rooms (eg. bedrooms) away from the A17 trunk road.

Director of Housing and Planning Services
03-DEC-97 H23/1037/97

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

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Description: Residential development (1 plot), including means of access. (Renewal of application H23/0691/94).
Location : Land adj. 'Le-Jan' Saltney Gate
Saracens Head 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.

Is this OC? X Yes

2 The following matters are ~~approved~~ 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:
X (i) 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 ~~the~~ external walls and roofs;
X (ii) The means of construction of the vehicular access/driveway;
X (iii) 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 development is commenced, a scheme to provide screening along the western and south eastern boundaries of the site (including details of type, position and height) 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 is occupied. hereby permitted

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity to the A17 trunk road.

5 The dwellings shall be provided with noise insulation measures in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before development is commenced. Such a scheme as may be approved shall be put into effect before the dwelling hereby permitted is occupied.

Reason: To safeguard the residential amenity of future occupiers, given the site's proximity of the A17 trunk road.

6 Before the dwelling is commenced, the access shall be laid out in accordance with the plan accompanying the application, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory access to the site, in the interests of highway safety.

7 There shall be no direct vehicular access to the A17 trunk road.

Reason: In the interests of highway safety.

The dwelling should be designed with noise sensitive rooms (eg. bedrooms) away from the A17 trunk road.

02-DEC-97 Checked ..SAS 2/12... MK 2/12

Authorised to issue (inc Delegation).....3/12.