SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H23/1093/99 Received: 22-NOV-99 Type: OUTLINE

Name: Mr C Keight
Rosedale
Dowsdale Bank
Shepeau Stow
Spalding Lincs PE12 0TX

Agent: R Longstaff & Co
2 West End
Holbeach
Spalding
Lincs

Description: Erection of 2 dwellings, plus demolition of existing prefabricated bungalow

Location : Rosedale Dowsdale Bank
Shepeau Stow Spalding, Lincolnshire

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:

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 siting and design of any vehicular access to a road;

Reason: The application was submitted in outline only.

3 Before development is commenced, a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:

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(i) Details of position, species and planting height of any new planting.
(ii) Details of which of the existing trees/hedges are to be retained or removed.

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 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.

5 Before any development is commenced, a scheme to provide screening along the south eastern and south western boundaries of the site, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

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

6 The existing hedge shall be retained at a height of at least 1 metre along the north western boundary of the site (apart from at the access point) and in the event of the existing hedge dying, it shall be replaced within 6 months by a species to be agreed in writing the Local Planning Authority. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of ten years beginning with the date of completion of the planting, and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of visual amenity of the street scene.

7 Before development is commenced details shall be submitted to and approved in writing by the Local Planning Authority satisfactorily demonstrating that ground conditions (in terms of the structure and drainage of the soil) are suitable to accommodate septic tanks. If this cannot be proven package treatment plants shall be installed. These shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To ensure a satisfactory development in the interests of the amenities of future occuopiers.

8 Before any dwelling is commenced the existing bungalow on site shall be demolished and

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associated rubble cleared from the site.

Reason: To ensure a satisfactory development in the interests of visual amenities of the locality.

The determined plans are:-
Drawing No. 772091/1 received 22nd November 1999.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The most appropriate form of development upon this site would consist of single storey dwellings.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
17 JAN 2000

H23/1093/99

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

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(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.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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

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Director of Housing and Planning Services
13 JAN 2000

H23/1093/99

✓SNIC - Dec Determine ?

Ptl.

CMS 17-1-00