SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0213/98 Received:03-MAR-98 Type:FULL

Name: Mr & Mrs S D Etchells
48 West Street
Crowland
Lincolnshire

Agent: J J & J Hartley
109 Fulbridge Road
Peterborough
PE1 3LE

Description: Proposed dwelling.

Location : Plot to rear of 48 West Street Crowland
Lincolnshire

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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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.

3 Before the dwelling is brought into use, the garage block shown on drawing no 3089/7 shall be constructed and completed in the position shown on drawing no 3089/6A, and thereafter be retained.

Reason: In the interests of residential amenity by way of reducing over-looking of the cottages fronting West Street.

4 Notwithstanding the submitted details, before the development hereby permitted is commenced, details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity.

6 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.

7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

8 Before the dwelling is occupied, the access drive shall be hard surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory development by way of minimising noise disturbance to adjacent dwellings from vehicles using the drive.

This permission is granted in accordance with the application submitted as revised by the amended 1:2500 plan received by the Local Planning Authority on 27th April 1998.

Director of Housing and Planning Services
28-APR-98 H02/0213/98

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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48 West Street
Crowland
Lincolnshire

Agent: J J & J Hartley
109 Fulbridge Road
Peterborough
PE1 3LE

Description: Proposed dwelling.

Location : Plot to rear of 48 West Street Crowland
Lincolnshire

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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.

X 3 Before the dwelling is brought into use, the garage block shown on
X drawing no. 3089/7 shall be constructed and completed in the position
X shown on drawing no. 3089/6A. and Timber Clad & Retained

X Reason: In the interests of residential amenity by way of reducing over-looking of the cottages fronting West Street.

4 Notwithstanding the submitted details, before the development hereby
XX permitted is commenced, details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

6 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.

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Reason: The site is of archaeological interest.

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Reason: To ensure satisfactory development by way of minimising noise disturbance to adjacent dwellings from vehicles using the drive.

09-APR-98 Checked ✓ 15/4

Authorised to issue (inc Delegation) 29/4

SN1 amend 1:2500 plan received 27-4-98

PJN 17-4