SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0681/02 Received: 13-JUN-02 Type: FULL

Name: L G Construction Services Ltd.
Orchard House
16 Bede House Bank
Bourne Lincs PE10 9JX

Agent: Matrix Planning
36 Stamford Road
Market Deeping
Peterborough PE6 8AB

Description: Demolition of house and outbuildings and erection of replacement house

Location : Site at Myers Farm Counter Drain Drove
Tongue End

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 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.

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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Reason: To ensure a satisfactory development.

4 The existing dwelling on site shall be demolished before construction work on the new dwelling is commenced.

Reason: The site could not satisfactorily accommodate two dwellings, and to ensure compliance with the Council's policies relating to additional dwellings in rural areas.

5 Before the commencement of development, details of a survey undertaken to establish the likely presence of bats within the existing buildings shall be submitted to and approved in writing by the Local Planning Authority. Such survey shall include a statement as to what measures will be undertaken to conserve the habitats of the bats and to protect the bats (assuming their presence is established) and such measures shall be undertaken in consultation with English Nature.

Reason: In the interests of nature conservation.

The determined plans are:
Location plan and dwgs one, two and three received 13 June 2002.

The applicant is advised that the development should be carried out in accordance with the submitted Flood Risk Assessment.

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.

The development hereby permitted 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Head of Planning & Development
13 SEP 2002

H03/0681/02

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H03/0681/02 Received: 13-JUN-02 Type: FULL

Name: L G Construction Services Ltd.
Orchard House
16 Bede House Bank
Bourne Lincs PE10 9JX

Agent: Matrix Planning
36 Stamford Road
Market Deeping
Peterborough PE6 8AB

Description: Demolition of house and outbuildings and erection of replacement house

Location : Site at Myers Farm Counter Drain Drove
Tongue End

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 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.

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

Reason: To ensure a satisfactory development.

4 The existing dwelling on site shall be demolished before construction work on the new dwelling is

commenced.

Reason: The site could not satisfactorily accommodate two dwellings, and to ensure compliance with the Council's policies relating to additional dwellings in rural areas.

The determined plans are:
Location plan and dwgs one, two and three received 13 June 2002.

Your attention is drawn to the enclosed advice letter and leaflets about bats and your responsibilities under the Wildlife & Countryside Act 1981 and Conservation (Habitats etc) Regulations 1994. If bats are found work must cease and English Nature contacted for advice on how to proceed. (The local bat group contact is Colin & Annette Faulkner tel: 01775 766286).

The applicant is advised that the development should be carried out in accordance with the submitted Flood Risk Assessment.

The development hereby permitted 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.

Head of Planning & Development
12 SEP 2002

H03/0681/02

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H03/1170/02 Received: 28-OCT-02 Type: CONDITION COMPLIANCE

Name: L G Construction Services Ltd
Orchard House
16 Bede House Bank
Bourne
Lincs, PE9 3JH

Agent: L G Construction Services Ltd
Orchard House
16 Bede House Bank
Bourne
Lincs, PE9 3JH

Description: Details of Bat Survey (Condition 5 of H03/0681/02)

Location : Myers Farm Counter Drain Drove
Tongue End

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Protected Species Survey dated 11 October 2002, prepared by Richard Fox, Wildlife Consultant, received 28 October 2002.

Head of Planning & Development
27-NOV-02 H03/1170/02

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H03/0405/03 Received: 27-MAR-03 Type: CONDITION COMPLIANCE

Name: Mr C A Long
L G Construction Services Ltd
Orchard House
16 Bedehouse Bank
Bourne Lincs PE10 9JX

Agent: Mr C A Long
L G Construction Services Ltd
Orchard House
16 Bedehouse Bank
Bourne Lincs PE10 9JX

Description: Samples submitted for external walls and roof (Condition 3 of H03/0681/02)

Location : Old Myers Farm, Counter Drain Drove Tongue End

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Head of Planning & Development
24-APR-03

H03/0405/03

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk