SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0761/94 *Received:*03-AUG-94 *Type:*FULL

Name: Mr & Mrs J Wells
Poplars Farm
Littleworth Drove
Deeping St Nicholas
Spalding, Lincs

Agent: Wells Associates Architects
6-10 King Street
Leicester
LE1 6RJ

Description: Erection of two storey dwelling and double garage

Location : Littleworth Drove Deeping St Nicholas
Spalding Lincs

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 development hereby permitted is commenced samples 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.

3 The mortar joints in the stonework shall be recessed relative to the face of the stone and there shall be no weatherstruck or flush pointing.

Reason: To ensure a satisfactory appearance.

4 The stonework shall be laid to courses.

Reason: To ensure in the interests of the visual amenity, that the new stonework is in character with other buildings in the locality.

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 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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

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 The layout of the site and access, arrangements including turning area shall be constructed as shown on the deposited plan drawing number 271/03 dated July 1994.

Reason: To ensure satisfactory access and turning arrangements of the site such that a minimum of interference is occasioned to the safety and free flow of trunk road traffic.

8 The proposed access and turning area shall be constructed and adequately surfaced to the satisfaction of the Local Planning Authority prior to the commencement of building operations at the site.

Reason: To prevent mud or other harmful materials being trafficked onto the trunk road carriageway and ensure that the manoeuvring considerations are brought into effect before any construction work begins at the site.

Director of Planning and Building Control Services
19-SEP-94 H03/0761/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Spalding, Lincs

Agent: Wells Associates Architects
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Description: Erection of two storey dwelling and double garage

Location : Littleworth Drove Deeping St Nicholas
Spalding Lincs

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that permission has been granted (or equiv)
on the following condition(s):

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19-SEP-94 AD check.....

Authorised to issue (inc Delegation).....