SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0910/96 Received:30-SEP-96 Type:PERMISSION RENEWAL

Name: Mr B R B Gamston
Brickyard Cottage
Main Road
Deeping St Nicholas
Spalding, Lincs

Agent: Mr B R B Gamston
Brickyard Cottage
Main Road
Deeping St Nicholas
Spalding, Lincs

Description: Erection of replacement dwelling (renewal of application H03/1055/91)
Location : Brickyard Cottages Littleworth Drove
Deeping St Nicholas 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 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 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.

3 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.

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 shall be adequately maintained by the owner(s) o are situated for a period of five years beginnin completion of the scheme, and all losses shall be period.

Reason: In the interests of visual amenity and t approved scheme is implemented satisfactorily.

5 No trees or shrubs on the site shall be lopped, to Any trees dying or becoming dangerous shall be rep

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE

SOUTH HOLLAND DISTRICT COUNCIL

size and species as may be agreed in writing with the Local Planning Authority.

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

6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

7 Within 3 months of the date the development hereby permitted is occupied, the existing dwelling on the site shall be demolished and the rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

Director of Housing and Planning Services
04-NOV-96 H03/0910/96

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: 01

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H03/0910/96 Received:30-SEP-96 Type:PERMISSION RENEWAL

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Description: Erection of replacement dwelling (renewal of application H03/1055/91)
Location : Brickyard Cottages Littleworth Drove
Deeping St Nicholas Spalding

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 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.

3 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.

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 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.

5 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such

size and species as may be agreed in writing with the Local Planning Authority.

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

6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

7 Within 3 months of the date the development hereby permitted is occupied, the existing dwelling on the site shall be demolished and the rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

31-OCT-96 Checked .....

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