S O
HOLLAND
DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/1232/94 Received:29-DEC-94 Type:FULL

Name: P W Jeffes
14 Maple Grove
Spalding
Lincs
PE11 2LE

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development

Location : Wren Close 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 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.

3 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.

4 The submitted landscaping details shall include details of all trees to be retained within the site, and such trees so identified shall thereafter be retained as part of the approved landscaping scheme.

Reason: To safeguard the amenities of the locality.

5 Before any development is commenced the Applicants shall submit to and have approved by the Local Planning Authority details of a scheme for the disposal of surface water run-off, and soakaway drainage. Such scheme

SOUTH HOLLAND DISTRICT COUNCIL

shall provide for the drainage of the development in to the reed beds, and shall incorporate such measures as necessary to prevent pollution of the reed beds. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory drainage system is installed, in the interests of the amenities of the locality.

6 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved 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.

7 The reed beds and associated areas to be excluded from the area of the site to be developed shall be delineated by hedges and/or fences in accordance with details to be submitted to and approved by the Local Planning Authority, before any of the building operations are commenced. The approved scheme of delineation shall thereafter be retained to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the wildlife interests of the site.

8 No operations associated with the construction of the development hereby permitted shall be carried out within those areas of the site covered by Condition 7 above.

Reason: To safeguard the wildlife interests of the site.

9 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.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on 2 October 1995.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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

Director of Housing and Planning Services
08-DEC-95 H03/1232/94

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.

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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Agent: A Roffe
Building Design & Plans
1 Green Lane
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Lincs PE11 2YB

Description: Residential development

Location : Wren Close Deeping St Nicholas
Spalding Lincs

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 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.

4 The submitted landscaping details shall include details of all trees to be retained within the site, and such trees so identified shall thereafter be retained as part of the approved landscaping scheme.

Reason: To safeguard the amenities of the locality.

5 Before any development is commenced the Applicants shall submit to and have approved by the Local Planning Authority details of a scheme for the disposal of surface water run-off, and soakaway drainage. Such scheme

shall provide for the drainage of the development in to the reed beds, and shall incorporate such measures as necessary to prevent pollution of the reed beds. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory drainage system is installed, in the interests of the amenities of the locality.

6 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved 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.

7 The reed beds and associated areas to be excluded from the area of the site to be developed shall be delineated by hedges and/or fences in accordance with details to be submitted to and approved by the Local Planning Authority, before any of the building operations are commenced. The approved scheme of delineation shall thereafter be retained to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the wildlife interests of the site.

8 No operations associated with the construction of the development hereby permitted shall be carried out within those areas of the site covered by Condition 7 above.

Reason: To safeguard the wildlife interests of the site.

9 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.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on 2 October 1995.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

01-DEC-95 AD check.....

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H03/1232/94 Received:29-DEC-94 Type:FULL

Name: P W Jeffes
14 Maple Grove
Spalding
Lincs
PE11 2LE

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development

Location : Wren Close Deeping St Nicholas
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority the proposed development represents an overdevelopment of the site which if permitted, would result in insufficient space remaining to cater for and sustain the wildlife interest of the site.

Director of Housing and Planning Services
28-JUN-95 H03/1232/94

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.

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)

To Mark Crick
Company Lincs Trust for Nature Cons
From D. Roberts
Company Planning Dept. SHDC
Tel No. 0775 761161 No. of Pages 1
FAX Post-it Fax Note
Ref No. 7688 21/6/95

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H03/1232/94 Received:29-DEC-94 Type:FULL

Name: P W Jeffes
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PE11 2LE

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Residential development

Location : Wren Close Deeping St Nicholas
Spalding Lincs

South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:

1 In the opinion of the Local Planning Authority the proposed development represents an overdevelopment of the site which if permitted, would result in insufficient space remaining to cater for and sustain the wildlife interest of the site.

20-JUN-95 AD check....AP 21/6.....

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

Mark May I have your urgent comments on this Draft Reason for refusal.
- Can you suggest any alternative wording
- Would you be prepared to act as witness in any future appeal to depend the Council's Decision?
- Please respond as soon as possible.

Thanks.
D. Roberts.

RETAIN ON FILE

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H03/1232/94 Received:29-DEC-94 Type:FULL

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Description: Residential development

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that permission has been refused etc
for the following reasons:

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20-JUN-95 AD check.....21/6.....

Authorised to issue (inc Delegation).....~~DD~~.....27/6

Date
3/7

Print, but
do not issue
yet.