FILE COPY

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: H03/1243/02 Received: 22-NOV-02 Type: FULL

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

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

Description: Demolition of house and outbuildings, construction of replacement house

Location : 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 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.

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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
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Email: Info@sholland.gov.uk

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satisfactorily.

4 Before the development hereby permitted is commenced samples 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 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.

6 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:
Dwg.Nos. Two and Three and elevation details received 15 November 2002.
Site Location Plan and Dwg.No. 01 received 22 November 2002.

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 applicant is advised to have regard to the Flood Risk Assessment submitted with the previous permission H03/0681/02.

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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
17 JAN 2003

H03/1243/02

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Location : 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):

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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 in writing 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 Before the development hereby permitted is commenced samples 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.

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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.

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17/1/03