SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H04/0375/99 Received: 15-APR-99 Type: FULL

Name: Mr and Mrs G Ridley
Manor House
Park Road
Donington
Spalding, Lincs

Agent: Broadgate Exclusives
Broadgate House
Weston Hills
Spalding
Lincs. PE12 6DB

Description: Proposed new two storey dwelling house and double garage

Location : Site No. 4, Off Park Close Donington 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 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 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme

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to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

5 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.

6 Notwithstanding the submitted details, before development is commenced the applicants shall submit to, and have had approved in writing by the Local Planning Authority, alternative details of the access arrangements to the site, specifying its width and construction and including details of boundary fencing and screening. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development.

The determined plans are: Dwg. No.s 99011/001, 99011/002 & 99011/003 received on 18th June 1999.

Director of Housing and Planning Services
12 JUL 1999

H04/0375/99

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H04/0375/99 Received: 15-APR-99 Type: FULL

Name: Mr and Mrs G Ridley
Manor House
Park Road
Donington
Spalding, Lincs

Agent: Broadgate Exclusives
Broadgate House
Weston Hills
Spalding
Lincs. PE12 6DB

Description: Proposed new two storey dwelling house and double garage

Location : Site No. 4, Off Park Close Donington
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 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 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme

to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

5 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.

6 Notwithstanding the submitted details, before development is commenced the applicants shall submit to, and have had approved in writing by the Local Planning Authority, alternative details of the access arrangements to the site, specifying its width and construction and including details of boundary fencing and screening. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing nos. 99011/001, 99011/002 & 99011/003) received by the Local Planning Authority on 18 June 1999.

Reissued as new SN1

Director of Housing and Planning Services
06 JUL 1999

H04/0375/99