FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H04/0847/98 Received:21-AUG-98 Type:PERMISSION RENEWAL

Name: Lincoln Diocesan Trust and Board of Finance Limited
c/o Jas Martin & Co
8 Bank St
Lincoln LN2 1DS

Agent: Jas Martin & Co
8 Bank Street
Lincoln
LN2 1DS

Description: Erection of three dwellings (Renewal of H04/0722/95)

Location : Off Park Lane Donington
Spalding Lincolnshire

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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission.
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

4 The dwelling located on the land previously in the curtilage of 5 Park Lane shall be a bungalow.

Reason: In order to protect the setting of the Grade II Listed Building, 5 Park Lane.

5 When the Reserved Matter details are submitted, a plan at a scale of not less that 1:250 shall be submitted showing the position of all trees, including their canopy spread, which are to be retained on the site.

Reason: In order to maintain the character of this treed site, in the interests of protecting the setting of the Listed Buildings, 5 Park Lane and The Old Vicarage.

6 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

7 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 The carriageway and footway wearing courses on the new estate road shall be completed, within 3 months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

9 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.

SOUTH HOLLAND DISTRICT COUNCIL

The landscaping scheme which is submitted should provide for a fence to be erected along the boundary of the site with 5 Park Lane and the Old Vicarage and, in addition, provide a native Hawthorn, or native mixed hedge planted within the grounds of 5 Park Lane and The Old Vicarage, so that the new boundaries are softened and link in visually with existing treed boundaires.

Director of Housing and Planning Services
05-OCT-98 H04/0847/98

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

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on the following condition(s):

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In writing

Add file note on 722/95

30-SEP-98

Checked .....

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