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: H04/1135/01 Received: 25-SEP-01 Type: FULL

Name: M Burrell
Homlea
Park Lane
Donington
Spalding Lincs PE11 4UE

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: New house and garage

Location : Town Dam Lane Donington

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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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 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.

5 Before development commences, details of a Contaminated Land Risk Assessment shall be carried out in accordance with the provisions of the Environmental Protection Act Part 2A. The report of the findings of the investigation shall be submitted to and approved in writing by the Local Planning Authority before development of the site commences.

Reason: In the interests of protecting the amenities of future occupiers of this site from risks to their health from contamination in the land.

6 Before development commences a Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority to assess the likelihood of flooding of the site and measures which may be required to reduce inundation of the building. Any physical or management measures shall be put in place prior to the first occupation of the dwelling and thereafter be permanently retained.

Reason: The site is at risk of flooding as judged by the Environment Agency 2000 Indicative Flood Plain Map.

7 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 and approved in writing by 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.

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The determined plans are:-
Dwg no. 01121/01 received 21 September 2001.

The permitted development 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.

Director of Customer Services
13 NOV 2001 H04/1135/01

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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DRAFT

Town and Country Planning Act etc

DRAFT PERMISSION

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shall be made good during that period.

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Reason: In the interests of protecting the amenities of future occupiers of this site from risks to their health from contamination in the land.

6 Before development commences a Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority to assess the likelihood of flooding of the site and measures which may be required to reduce inundation of the building. Any physical or management measures shall be put in place prior to the first occupation of the dwelling and thereafter be permanently retained.

Reason: The site is at risk of flooding as judged by the Environment Agency 2000 Indicative Flood Plain Map.

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Reason: The site is of archaeological interest.

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Director of Customer Services
07 NOV 2001

H04/1135/01

1ST DRAFT

Town and Country Planning Act etc

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Reason: In the interests of protecting the future occupiers of this site from risks to their health from contamination in the land.

6 Before development commences a Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority to assess the likelihood of flooding of the site and measures which may be required to reduce inundation of the building. ~~The development shall be carried out in all respects with the approved assessment~~ Any physical or management measures shall be put in place prior to the first occupation of the dwelling + thereafter be permanently retained

Reason: ~~In the interests of protecting the occupants of the dwelling.~~
The site is at risk of flooding as judged by the E. Agency Jan 2000 indicative floodplain map.

7 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 and approved in writing by 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.

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Dwg no. 01121/01 received 21 September 2001.

Highways Access

Director of Customer Services
07 NOV 2001

H04/1135/01

BM 7/11