FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0055/97 Received:20-JAN-97 Type:FULL

Name: F W Hunt
Hocklesgate
Fleet
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of replacement dwelling including demolition of existing.
Location : Hocklesgate Fleet
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 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 five 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 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.

4 Before the new dwelling is commenced, the existing dwelling on site shall be demolished and rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the locality.

5 The existing hedge shall be retained at a height of at least 1.2 metres along the north western and south western boundaries of the site, apart

SOUTH HOLLAND DISTRICT COUNCIL

from at the access point, and in the event of the existing hedge dying it shall be replaced within 6 months by hawthorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years, beginning with the date of completion of the planting, and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.2 metres.

Reason: In the interests of visual amenities of the street scene.

6 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.

7 The exterior face of the garage door shall be timber boarded and not metal.

Reason: In the interests of visual amenity.

The applicants are reminded that the Horse Chestnut tree to the north east is the subject of Fleet Hargate Tree Preservation Order No. 3 1991.

The materials to be used should be a multi-red stock brick with a slate, slate substitute or red pantiled (clay or concrete) roof to reflect those used for the existing cottage.

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.

Director of Housing and Planning Services
07-MAR-97 H05/0055/97

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

Reference: H05/0055/97 Received:20-JAN-97 Type:FULL

Name: F W Hunt
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Agent: Cooper Architectural Design
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Description: Erection of replacement dwelling including demolition of existing.
Location : Hocklesgate Fleet
Spalding Lincs

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.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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03-MAR-97 Checked .....

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

SN 14 Decl determination