



Town and Country Planning Act 1990

Planning Permission

Reference: H05/0115/97

Received: 31-JAN-97 Type: FULL

Name: Mrs S M Janes
Bank House Farm
Bensgate
Fleet
Spalding Lincs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Replacement dwelling including demolition of existing house
& conversion of outbuilding to double garage

Location : Bank House Farm, Bensgate 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 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 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.

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

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

This permission is granted in accordance with the application submitted as revised by the amended plan (Drg No. 771925/2C) received on 18 March 1997 by the Local Planning Authority.

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
27-MAR-97 H05/0115/97

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H05/0115/97

Received: 31-JAN-97 Type: FULL

Name: Mrs S M Janes
Bank House Farm
Bensgate
Fleet
Spalding Lincs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Replacement dwelling including demolition of existing house
& conversion of outbuilding to double garage

Location : Bank House Farm, Bensgate Fleet
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 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.

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

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

Is this
OK?
yjs

X

x This permission is granted in accordance with the application submitted as revised by the amended plans (Drg No. 771925/2C) received on 18 March 1997 by the Local Planning Authority.

24-MAR-97

Checked SAS 26/3

Authorised to issue (inc Delegation)..... JX/13

SN14 - BC Demolition

close to terminal date

(JB) - Does brick sample need mentioning? → No.