

SALLY WALTHAM

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Director of Housing & Planning Services

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FILE COPY

S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Town and Country Planning Act 1990 Planning Permission

Reference: H05/0454/00

Received: 12-APR-00

Type: FULL

Name: Mr & Mrs Seth
The Wheelhouse
Hallgate
Fleet, Spalding
Lincs. PE12 8NQ

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs. PE12 6QJ

Description: Demolish existing bungalow and erect replacement bungalow
plus detached garage.

Location : Three Ways Proudfoot Lane
Fleet 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 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 existing hedge shall be retained at a height of at least 1 metre along the eastern, southern and western boundaries of the site (apart from the access point) and, in the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn or some other species to be agreed in writing by the Local Planning Authority. Such re-planting 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 re-planting shall be allowed to reach a height of at least 1 metre.

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

- 3 Before the new dwelling is commenced the existing buildings on site shall be demolished and associated rubble cleared from the site.

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.

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SERVICES DEPARTMENT**

- 4 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.

The determined plans are:-

Dwg nos. 000304/01 & 000304/02 received on 12 Apr 00.

Director of Housing and Planning Services

23 MAY 2000

H05/0454/00

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 H05/0454/00

Received: 12-APR-00 Type: FULL

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Hallgate
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Description: Demolish existing bungalow and erect replacement bungalow
plus detached garage.
Location : Three Ways Proudfoot Lane
Fleet Spalding, Lincolnshire

**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 The existing hedge shall be retained at a height of at least 1 metre along the eastern, southern and western boundaries of the site (apart from the access point) and, in the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn or some other species to be agreed in writing by the Local Planning Authority. Such re-planting 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 re-planting shall be allowed to reach a height of at least 1 metre.

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Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

The determined plans are:-

Dwg nos. 000304/01 & 000304/02 received on 12 Apr 00.

Director of Housing and Planning Services
19 MAY 2000

H05/0454/00

✓ 1/19/-

SN14. Deal Determination?
(NO)

UTS 23800