FILE COPY

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: H05/0488/02 Received: 25-APR-02 Type: FULL

Name: Tudor Homes Ltd.
Holbeach Manor
Fleet Road
Holbeach
Lincs PE12 7AX

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs. PE13 1NB

Description: Proposed replacement dwelling

Location : 28 Fleet Road Holbeach

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 Notwithstanding the details submitted with the application, before any development is commenced, a revised scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority.

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

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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

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satisfactorily.

4 Until such time as the landscaping scheme has been approved, no trees or shrubs on the site shall be lopped, topped, felled or uprooted.

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

5 Before development is commenced, all existing trees to be retained upon the site shall be fenced off in a manner to be agreed in writing with the Local Planning Authority. Such fencing shall be maintained in place during the period of construction and shall not be removed until the development is completed.

Reason: To safeguard the trees during development.

6 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 150mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

7 Trenches for any underground services which are to pass within the spread of any of the existing trees to be retained upon the site, shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted into the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 millimetres of depth. Under no circumstances shall a machine dig be allowed within the spread of any of the trees to be retained.

Reason: To safeguard the trees during development.

Note(s):

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The determined plans are:
Dwg no. 2508 Rev A (plans and elevations) received 11 July 2002.
Dwg no. 2508 (block plan and elevations of proposed wall and railings) received 13 August 2002.

Your attention is drawn to the enclosed advice letter and leaflets about bats and your responsibilities under the Wildlife & Countryside Act 1981 and Conservation (Habitats etc) Regulations 1994. If bats are found work must cease and English Nature contacted for advice on how to proceed. (The local bat group contact is Colin & Annette Faulkner tel: 01775 766286).

The development hereby permitted 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.

The applicant is reminded that the site contains several trees which are the subject of a Tree Preservation Order.

Head of Planning & Development
24 JAN 2003

H05/0488/02

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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Town and Country Planning Act etc

DRAFT PERMISSION

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Agent: Peter Humphrey Assoc.
30 Old Market
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Cambs. PE13 1NB

Description: Proposed replacement dwelling

Location : 28 Fleet Road Holbeach

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 Notwithstanding the details submitted with the application, before any development is commenced, a revised scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visSC27 ~~– Implementation of~~ Planting.

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.

4 Until such time as the landscaping scheme has been approved, no trees or shrubs on the site shall

be lopped, topped, felled or uprooted.

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

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Reason: To safeguard the trees during development.

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Reason: To safeguard the trees during development.

The determined plans are:
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Head of Planning & Development
15 JAN 2003

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