SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0854/00 Received: 06-JUL-00 Type: FULL

Name: Mr & Mrs Minall
'Cherry Tree House'
Well End, Friday Bridge
Wisbech
Cambridgeshire PE14 0HQ

Agent: Eric N Rhodes
16 York Road
Wisbech
Cambridgeshire
PE13 2KB

Description: Erection of a 4 bed detached house and detached double garage with gym, plus temporary mobile home
Location : Plot 1, Mill Lane Gedney Hill

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 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 All joinery on front elevation shall be in timber, not metal or plastic.

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HOUSING & PLANNING
SERVICES DEPARTMENT

Reason: In the interests of the visual amenities of the locality and to preserve the setting of The Mill, which is a Grade II Listed Building.

5 Development shall not begin until the results of percolation tests (under BS:6297:1983) have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the ground conditions, together with the land area, are suitable to accommodate septic tank drainage. In the event that this cannot be proven a package treatment plant shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the drainage works have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory foul drainage.

6 At the expiration of a period of 2 years from the date of this permission, or upon occupation of the new dwelling (whichever is the sooner), the mobile home and any ancillary structures shall be removed from the site.

Reason: The site is not considered suitable for a temporary home and permission has been granted only to meet the temporary needs of the applicants, namely of accommodation until completion of a permanent dwelling upon the site.

7 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external roof 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.

For the avoidance of doubt the approved material for the external walls is a Desimpel Mozart Blend brick. The roofing material should be natural or artificial slate.

The determined plans are:-
Dwg. no. 093/1A and 2A received on 21 August 2000.
Dwg. no. 093/3 received on 6 July 2000.

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SERVICES DEPARTMENT

Director of Housing and Planning Services
03 OCT 2000

H05/0854/00

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 H05/0854/00 Received: 06-JUL-00 Type: FULL

Name: Mr & Mrs Minall
'Cherry Tree House'
Well End, Friday Bridge
Wisbech
Cambridgeshire PE14 0HQ

Agent: Eric N Rhodes
16 York Road
Wisbech
Cambridgeshire
PE13 2KB

Description: Erection of a 4 bed detached house and detached double garage with gym, plus temporary mobile home

Location : Plot 1, Mill Lane Gedney Hill

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 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 All joinery on front elevation shall be in timber, not metal or plastic.

Reason: In the interests of the visual amenities of the locality and to preserve the setting of The Mill, which is a Grade II Listed Building.

5 Development shall not begin until the results of percolation tests (under BS:6297:1983) have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the ground conditions, together with the land area, are suitable to accommodate septic tank drainage. In the event that this cannot be proven a package treatment plant shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the drainage works have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory foul drainage.

6 At the expiration of a period of 2 years from the date of this permission, or upon occupation of the new dwelling (whichever is the sooner), the mobile home and any ancillary structures shall be removed from the site.

Reason: The site is not considered suitable for a temporary home and permission has been granted only to meet the temporary needs of the applicants, namely of accommodation until completion of a permanent dwelling upon the site.

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

For the avoidance of doubt the approved material for the external walls is a Desimpel Mozart Blend brick. The roofing material should be natural or artificial slate.

The determined plans are:- 093/1A, 2A and 3 received 21/8/00 6-7-00. WMS 2-10-00

Director of Housing and Planning Services
29 SEP 2000

H05/0854/00