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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
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Telephone: (01775) 761161
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0018/01 Received: 08-JAN-01 Type: FULL

Name: J Harrall
87 Gedney Road
Long Sutton
Spalding
Lincs PE12 9JU

Agent: J Harrall
Chartered Architect
2 Post Office Lane
Wisbech
Cambs PE13 1HG

Description: Proposed earth sheltered dwelling and architects office

Location : 87 Gedney Road Long Sutton
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 commenced not later than 23 November 2003.

Reason: Permission has been granted having regard to the special circumstances of the case and the Council would not wish to extend this consent beyond the life of the current extant permission on the site.

2 The development shall be carried out strictly in accordance with the approved plans.

Reason: To ensure development is carried out in the manner proposed, given that permission has only been granted due to the special circumstances of the case.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions/alterations shall be carried out to the buildings approved by this permission and/or no outbuildings/garages constructed.

Reason: Permission was granted due to the particular characteristics of the proposal and this condition is imposed to prevent 'permitted development' taking place.

4 Before development is commenced more precise details of landscaping, including position, species and planting height, shall be submitted to and approved in writing by the Local Planning Authority.

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Reason: In the interests of the visual amenities of the locality.

5 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.

6 The existing Hawthorn hedge shall be maintained at a height of at least 2 metres along the north-eastern boundary of the site (apart from the access point) and also the south-western boundary of the land shown in blue on the plans accompanying the application. In the event of the existing hedge dying, it shall be replaced within six months by Hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of five years, beginning with the date of completion of the planting. During that period all losses shall be made good as and when necessary. The replanting shall be allowed to reach a height of at last 2 metres.

Reason: In the interests of visual amenity.

7 Before development is commenced revised details and surface treatment of the new access shall be submitted to and approved in writing by the Local Planning Authority. These shall include the following, namely:
i) the access width to be no less than 5 metres and:
ii) 6 metre radii tangential to the near-side edge of Gedney Road.
The access shall thereafter be constructed in accordance with the approved details before the dwelling and/or office are brought into use.

Reason: To ensure the provision of safe and adequate means of access for residents, visitors, employees and clients and in the interests of the appearance of the access.

8 The areas shown on the plan reserved for the parking and manoeuvring of vehicles shall be laid out and constructed before the dwelling and/or office are brought into use. They shall thereafter be available for use at all time.

Reason: To ensure the provision of sufficient off-street parking, in the interests of highway safety and to allow vehicles to enter and leave the highway in a forward gear.

9 The use of the office hereby permitted shall be restricted to the occupant(s) of the dwelling upon

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HOUSING & PLANNING
SERVICES DEPARTMENT

the site.

Reason: The proximity of the dwelling to the office makes it unsuitable for unconnected occupation, given scope for disturbance.

10 The office building shall be used as an office only and for no other purpose (including any other purpose in Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To enable the Local Planning Authority to re-consider the effect of any other future proposed use upon the amenities of the locality.

11 No part of the site shall be used for external storage.

Reason: In the interests of visual amenity and to enable control of commercial activity.

The determined plans are:-
Dwg. nos. 279/08, /09, /13 and /16 received 8 January 2001.

The applicants are reminded that the approved curtilage is that outlined in red on the submittted plans. The remaining land at the rear (as outlined in blue) should remain in agricultural use. Any buildings to be erected/retained upon this land require further planning permission.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the *Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for* Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
17 MAY 2001

H06/0018/01

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.

SPOKE TO JULIE AT JERRY'S OFFICE ASKED HER WHAT THE SITUATION WAS, HE HAS HAD A MEET WITH AW RECENTLY.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H06/0018/01 Received: 08-JAN-01 Type: FULL

Name: J Harrall
87 Gedney Road
Long Sutton
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Lincs PE12 9JU

Agent: J Harrall
Chartered Architect
2 Post Office Lane
Wisbech
Cambs PE13 1HG

Description: Proposed earth sheltered dwelling and architects office

Location : 87 Gedney Road Long Sutton
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 commenced not later than 23 November 2003.

Reason: Permission has been granted having regard to the special circumstances of the case and the Council would not wish to extend this consent beyond the life of the current extant permission on the site.

2 The development shall be carried out strictly in accordance with the approved plans.

Reason: To ensure development is carried out in the manner proposed, given that permission has only been granted due to the speical cirumstances of the case.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions/alterations shall be carried out to the buildings approved by this permission and/or no outbuildings/garages constructed.

Reason: Permission was granted due to the particular characteristics of the proposal and this condition is imposed to prevent 'permitted development' taking place.

4 Before development is commenced more precise details of landscaping, including position, species and planting height, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

5 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.

6 The existing Hawthorn hedge shall be maintained at a height of at least 2 metres along the north-eastern boundary of the site (apart from the access point) and also the south-western boundary of the land shown in blue on the plans accompanying the application. In the event of the existing hedge dying, it shall be replaced within six months by Hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of five years, beginning with the date of completion of the planting. During that period all losses shall be made good as and when necessary. The replanting shall be allowed to reach a height of at last 2 metres.

Reason: In the interests of visual amenity.

7 Before development is commenced revised details and surface treatment of the new access shall be submitted to and approved in writing by the Local Planning Authority. These shall include the following, namely:
i) the access width to be no less than 5 metres and:
ii) 6 metre radii tangential to the near-side edge of Gedney Road.
The access shall thereafter be constructed in accordance with the approved details before the dwelling and/or office are brought into use.

Reason: To ensure the provision of safe and adequate means of access for residents, visitors, employees and clients and in the interests of the appearance of the access.

8 The areas shown on the plan reserved for the parking and manoeuvring of vehicles shall be laid out and constructed before the dwelling and/or office are brought into use. They shall thereafter be available for use at all time.

Reason: To ensure the provision of sufficient off-street parking, in the interests of highway safety and to allow vehicles to enter and leave the highway in a forward gear.

9 The use of the office hereby permitted shall be restricted to the occupant(s) of the dwelling upon

the site.

Reason: The proximity of the dwelling to the office makes it unsuitable for unconnected occupation, given scope for disturbance.

10 The office building shall be used as an office only and for no other purpose (including any other purpose in Class B1 of the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To enable the Local Planning Authority to re-consider the effect of any other future proposed use upon the amenities of the locality.

11 No part of the site shall be used for external storage.

Reason: In the interests of visual amenity and to enable control of commercial activity.

The determined plans are:- drg nos 279/08, 09, 13 + 16 rec'd 8/1/01.

The applicants are reminded that the approved curtilage is that outlined in red on the submittted plans. The remaining land at the rear (as outlined in blue) should remain in agricultural use. Any buildings to be erected/retained upon this land require further planning permission.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Housing and Planning Services
03 MAY 2001

H06/0018/01

✓ 1 8/1

MS 8-5-01.

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H06/0460/02 Received: 18-APR-02 Type: CONDITION COMPLIANCE

Name: J Harrall
87 Gedney Road
Long Sutton
Spalding
Lincs

Agent: J Harrall
87 Gedney Road
Long Sutton
Spalding
Lincs

Description: Details of landscaping and surface treatment for new access (Conditions 4 & 7 of **H06/0018/01**)

Location : 87 Gedney Road Long Sutton

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Dwg.No. 279/25 and Landscaping specification received 18 April 2002.
Letters from applicant dated 18 April 2002 and 21 June 2002.

Head of Planning & Development
05-JUL-02

H06/0460/02

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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