SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0191/96 Received:03-MAY-96 Type:FULL

Name: J I Ward
Onslow House, Marsh Road
Gedney Drove End
Spalding
Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of pair of semi- detached dwellings

Location : Onslow House, Marsh Road Gedney Drove End
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 development is commenced more precise details of a landscaping scheme showing the following shall be submitted to and approved in writing by the Local Planning Authority; namely
(i) The positions, spread and species of existing trees
(ii) Proposals for felling or retention of existing trees
(iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees and shrubs

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

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 No trees shown to be retained shall be lopped, topped, felled or uprooted. Any trees dying or becoming dangerous shall be replaced with trees of a size and species to be agreed in writing by the Local Planning Authority.

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

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

5 Before development is commenced details (including position, species and height of planting) of an indigenous frontage hedge shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of two years beginning with the date on which development of land is commenced. The hedging shall be maintained by the owner(s) of the land on which it is 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. The hedge shall be allowed to reach a height of at least 1 metre.

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

6 Before the development hereby permitted is commenced samples 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.

7 Before development is commenced details of screening (including position, type and height) along the eastern boundary of the site shall be submitted to and agreed in writing by the Local Planning Authority. Such a scheme as may be agreed shall be fully implemented, before either dwelling is occupied.

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

8 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing nos. JIW.1A and JIW.4A) received by the Local Planning Authority on 3 May 1996 and amended details of facing brick received on 6 August 1996.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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(i) The positions, spread and species of existing trees
(ii) Proposals for felling or retention of existing trees
(iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees and shrubs

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

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.

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Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

13-AUG-96 Checked ..... SKW 15/8

Authorised to issue (inc Delegation)..... MJ 16/8

NB: No mention of change of bricks rec'd 6.8.96.