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

Housing and Planning
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0309/00 Received: 13-MAR-00 Type: FULL

Name: Mr N Steen
26A Lerowe Road
Wisbech
Cambridgeshire
PE13 3QH

Agent: Eric N Rhodes
16 York Road
Wisbech
Cambs
PE13 2BB

Description: Construction of detached bungalow and integral garage

Location : Plot 2 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 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

3 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.

4 Prior to the development being commenced all trees being retained on the site shall be fenced off by means of a Chestnut paling and wire fence of a minimum 1.2 metres high in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

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Reason: To safeguard the trees during development.

5 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.

6 Any new access/drive within the spread of the existing frontage trees shall be dug by hand and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

7 Before development is commenced details shall be submitted to and approved in writing by the Local Planning Authority satisfactorily demonstrating that ground conditions (in terms of the structure and drainage of the soil) are suitable to accommodate a septic tank. If this cannot be proven a package treatment plant shall be installed, details of which shall be submitted to and approved in writing by the Local Plannign Authority prior to the commencement of development. The approved scheme shall be implemented prior to first occupation.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupiers.

The determined plans are:-
1:2500 plan received on 13 March 2000
1:200 plan received on 16 May 2000
Dwg no. 091/1A received on 22 May 2000

The permitted development 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 some of the ash trees fronting the site are the subject of a Tree Preservation Order. Consent will therefore be required from this Authority for any works carried out to them.

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HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
13 JUN 2000

H06/0309/00

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

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Ground approval in writing by the CPA

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~~Amended~~ 1:2500 plan received on 16 May 2000
~~Amended~~ drawing No. 091/1A received on 22 May 2000

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Director of Housing and Planning Services
09 JUN 2000

✓1 9/6 H06/0309/00

LTS 9-6-00