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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0324/95 Received:23-MAR-95 Type:FULL

Name: P S Hooley Esq
14 Sisley Avenue
Stapleford
Nottinghamshire
NG9 7HT

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Erection of bungalow and garage and formation of two accesses
Location : Marsh Road Gedney Drove End
Spalding

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, a more precise 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 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 The existing hedge shall be retained at a height of at least 1 metre along the north eastern boundary of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1 metre.

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)

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

5 Development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the reasonable satisfaction of the Local Planning Authority and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of the future occupiers of the dwellings.

6 Before occupation the following shall be installed within the lounge and kitchen:
(i) Windows (south eastern elevation only) which have a minimum sound reduction index (RW) of 31(dB).
(ii) Acoustic air vents.

Reason: To safeguard the residential amenity of future occupiers, given the the site's proximity to an existing public house.

This permission is granted in accordance with the application submitted as revised by the letter, dated 18 April 1995, received by the Local Planning Authority on 19 April 1995.

Director of Housing and Planning Services
31-MAY-95 H06/0324/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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