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: H06/0464/00 Received: 12-APR-00 Type:FULL

Name: Mr M E Brookes
The Willows
Pit Lane
Gedney Drove End
Spalding, Lincolnshire

Agent: Dream Design
1 Cliftons Villa
Chaper Gate
Spalding
Lincolnshire PE12 0BJ

Description: Erection of a 3 bed detached bungalow with integral garage

Location : Marsh Road Gedney Drove End
Spalding Lincolnshire

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 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.

3 Before development is commenced more precise details of the materials to be used for the external walls and roof (including manufacturer, make and colour) 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.

4 Before development is commenced details shall be submitted satisfactorily demonstrating that

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HOUSING & PLANNING SERVICES DEPARTMENT

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 Planning Authority prior to the commencement of development and thereafter implemented. 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.

5 The development hereby approved shall not be commenced until the agricultural buildings on the adjoining land to the north-west have been demolished and associated rubble cleared from the site.

Reason: The continued use of the buildings for an agricultural purpose is likely to have a detrimental impact upon the amenity of future occupiers of the dwelling.

The determined plans are:-
Site location and site layout plans received on 23 May 00.

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.

Director of Housing and Planning Services
20 JUN 2000

H06/0464/00

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

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Description: Erection of a 3 bed detached bungalow with integral garage

Location : Marsh Road Gedney Drove End
Spalding Lincolnshire

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 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.

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

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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 Planning Authority prior to the commencement of development and thereafter implemented. The approved scheme shall be implemented prior to first occupation.

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Director of Housing and Planning Services
15 JUN 2000

H06/0464/00