SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0952/94 Received:13-OCT-94 Type:FULL

Name: D G M Properties Ltd
Pode Hole
Spalding
Lincs

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

Description: Four dwellings, barn conversion and two new accesses off Blazegate
Location : Off Blazegate Gedney 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 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 ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

3 There shall be no means of vehicular (or pedestrian) access to the permitted building from Old Main Road.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of trunk road.

4 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.

5 Prior to the occupation of any of the dwellings, a 2 metre high vertical close boarded fence shall be erected along the southern boundary of the site in the position shown on the approved plan to the satisfaction of

SOUTH HOLLAND DISTRICT COUNCIL

the Local Planning Authority.

Reason: In the interests of residential amenity.

6 The two accesses from Blazegate shall be provided, as shown on the approved plans, to the satisfaction of the Local Planning Authority prior to the occupation of any of the dwellings.

Reason: In the interests of highway safety and visual amenity.

7 The dwellings on Plots 2 and 3 shall not be extended.

Reason: In the interests of residential amenity.

8 The development shall be undertaken strictly in accordance with the approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

9 Before commencement of the conversion of the barn, full details shall be submitted to and approved by the Local Planning Authority of the construction (including materials) and method of opening of the windows of the converted building and of the construction (including materials) of the doors, together with full details of materials to be used in respect of new brickwork.

Reason: Insufficient details have been supplied in respect of facing materials, windows and doors, and in the interests of safeguarding the character and setting of the Listed Building.

Director of Planning and Building Control Services
09-DEC-94 H06/0952/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

BRIAN S. ..TH Dip TP MRTPI
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SOUTH HOLLAND DISTRICT COUNCIL

H06/0952/94
FULL

Applicant: D G M Properties Ltd
Tel:

Agent: G R Merchant
0406 490800

Description: Four dwellings, barn conversion and two new accesses off Blazegate

Location: Off Blazegate
Gedney
Spalding
Lincs

Valid date: 13-OCT-94
Target dates:
To case officer 20-OCT-94
Inspected by 27-OCT-94
Extra contacts 03-NOV-94
Report if not clear by 17-NOV-94

Terminal date: 08-DEC-94
Target Committee: 06-DEC-94
Report deadline: 22-NOV-94
Agreed TD Ext:
Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert SET		25-OCT-94	15-NOV-94
Clerk to Gedney PC	0775 710451	17-OCT-94	31-OCT-94
Cllr B Fines	0406 8 374	17-OCT-94	24-OCT-94

l c c - Cbs Attached /2 05 19/10/94

Town and Country Planning Act etc

DRAFT PERMISSION

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Reason: Insufficient details have been supplied in respect of facing materials, windows and doors, and in the interests of safeguarding the character and setting of the Listed Building.

08-DEC-94 AD check.....

Authorised to issue (inc Delegation).....