FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H06/0961/98 Received:06-OCT-98 Type:FULL

Name: J Harrall
c/o 2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Agent: J Harrall
c/o 2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Description: Proposed earth sheltered dwelling

Location : Land adj. 83 Gedney Road Long Sutton
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 The development shall be carried out in accordance with the approved plans and completed prior to occupation of the dwelling.

Reason: To ensure that the development is carried out in the manner proposed, permission having been granted for the development as acceptable infilling having regard to the particular design and siting requirements of the dwelling.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no extensions/alterations shall be carried out to the property and/or no outbuildings/garages constructed.

Reason: Permission was granted due to the particular characteristics of the proposal and this condition is imposed to prevent 'permitted development' taking place.

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.

**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)

SOUTH HOLLAND DISTRICT COUNCIL

5 The existing hawthorn hedge shall be retained at a height of at least two metres along the north eastern boundary of the site (apart from the access point) and also the south western boundary of the land shown in blue on the plans accompanying the application. In the event of the existing hedge dying, it shall be replanted within six months by hawthorn hedging. 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 two metres.

Reason: In the interests of visual amenity.

6 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 entry and exit of vehicles calling at the site in the interests of road safety.

7 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

Director of Housing and Planning Services
23-NOV-98 H06/0961/98

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.

**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

Reference: H06/0961/98 Received:06-OCT-98 Type:FULL

Name: J Harrall
c/o 2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Agent: J Harrall
c/o 2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Description: Proposed earth sheltered dwelling

Location : Land adj. 83 Gedney Road Long Sutton
Spalding Lincs

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 development shall be carried out in accordance with the approved plans and completed prior to occupation of the dwelling.

Reason: To ensure that the development is carried out in the manner proposed, permission having been granted for the development as acceptable infilling having regard to the particular design and siting requirements of the dwelling.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no extensions/alterations shall be carried out to the property and/or no outbuildings/garages constructed.

Reason: Permission was granted due to the particular characteristics of the proposal and this condition is imposed to prevent 'permitted development' taking place.

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 The existing hawthorn hedge shall be retained at a height of at least two metres along the north eastern boundary of the site (apart from the access point) and also the south western boundary of the land shown in blue on the plans accompanying the application. In the event of the existing hedge dying, it shall be replanted within six months by hawthorn hedging. 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 two metres.

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Reason: In the interests of the safety and convenience of traffic using the adjacent road.

19-NOV-98 Checked ✓ 19/11 MG 23/11

Authorised to issue (inc Delegation) 23/11