FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

**Town and Country Planning Act 1990**

# Planning Permission

Reference: H06/1025/02 Received: 13-SEP-02 Type: FULL

Name: Mr & Mrs Tugby
Fearnley
Blazegate
Gedney
Spalding, Lincs.

Agent: S Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed replacement bungalow

Location : Fearnley Blazegate
Gedney

**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 Within 3 months of the date the dwelling hereby permitted is occupied the existing bungalow on the site shall be demolished in its entirety and associated rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit addtional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

3 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for the external roof 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

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existing buildings in the area.

4 Development shall not begin until the results of percolation tests (under BS:6297:1983) have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the ground conditions, together with the land area, are suitable to accommodate septic tank drainage. In the event that this cannot be proven a package treatment plant shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the drainage works have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory foul drainage.

5 The existing Hawthorn hedge shall be retained at a height of at least 1.2 metres along the northern and southern boundaries of the site and in the event of the existing hedge dying it shall be relaced within 6 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 5 years, beginning with the date of completion of the planting, and during that period all losses shall be made good as and when necessary. Any replanting shall be allowed to reach a height of at least 1.2 meters.

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

The determined plans are:
1:2500 site location plan and dwg nos. SH/84602/2 and SH/84702/1 received on 13 September 2002.

**Head of Planning & Development**
**13 NOV 2002** H06/1025/02

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.

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**Town and Country Planning Act etc**

# DRAFT PERMISSION

Reference H06/1025/02 Received: 13-SEP-02 Type: FULL

Name: Mr & Mrs Tugby
Fearnley
Blazegate
Gedney
Spalding, Lincs.

Agent: S Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed replacement bungalow

Location : Fearnley Blazegate
Gedney

**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 Within 3 months of the date the dwelling hereby permitted is occupied the existing bungalow on the site shall be demolished in its entirety and associated rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normaly to permit addtional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

3 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for the external roof 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 Development shall not begin until the results of percolation tests (under BS:6297:1983) have been

submitted to and approved in writing by the Local Planning Authority to demonstrate that the ground conditions, together with the land area, are suitable to accommodate septic tank drainage. In the event that this cannot be proven a package treatment plant shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the drainage works have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory foul drainage.

5 The existing Hawthorn hedge shall be retained at a height of at least 1.2 metres along the northern and southern boundaries of the site and in the event of the existing hedge dying it shall be relaced within 6 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 5 years, beginning with the date of completion of the planting, and during that period all losses shall be made good as and when necessary. Any replanting shall be allowed to reach a height of at least 1.2 meters.

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

The determined plans are:
1:2500 site locatin plan and dwg nos. SH/84602 ~~sheet 1 of 2~~ and SH/84602 ~~sheet~~ 2 ~~of~~ 2 received on 13 Sep 02.

**Head of Planning & Development**
**05 NOV 2002**

H06/1025/02