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

Approval required by Condition of Permission

Reference: H06/1083/02 Received: 03-OCT-02 Type: CONDITION COMPLIANCE

Name: Wayne Seaman
Marshland Lodge
Marsh Road
Holbeach Bank
Spalding Lincs PE12 8DU

Agent: Wayne Seaman
Marshland Lodge
Marsh Road
Holbeach Bank
Spalding Lincs PE12 8DU

Description: Details of materials for external walls and roofs (Condition 5 of H06/0369/02)

Location : Adjacent Fairfields Dawsmere Road
Gedney Drove End

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

For the avoidance of doubt the approved materials are Terca Renaissance Multi Red bricks and Sandtoft Double Dark Heather Pantiles.

Head of Planning & Development
13 NOV 2002

H06/1083/02

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H06/1083/02 Received: 03-OCT-02 Type: CONDITION COMPLIANCE

Name: Wayne Seaman
Marshland Lodge
Marsh Road
Holbeach Bank
Spalding Lincs PE12 8DU

Agent: Wayne Seaman
Marshland Lodge
Marsh Road
Holbeach Bank
Spalding Lincs PE12 8DU

Description: Details of materials for external walls and roofs (Condition 5 of H06/0369/02)

Location : Adjacent Fairfields Dawsmere Road
Gedney Drove End

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

For the avoidance of doubt the approved materials are Terca Renaissance Multi Red bricks and Sandtoft Double Dark Heather Pantiles.

Head of Planning & Development
30 OCT 2002

H06/1083/02

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: H06/0369/02 Received: 28-MAR-02 Type: FULL

Name: Mr W Seaman
Marshland Lodge
Marsh Road
Holbeach Bank
Lincs PE12 8DU

Agent: Mr W Seaman
Marshland Lodge
Marsh Road
Holbeach Bank
Lincs PE12 8DU

Description: Erection of dwelling

Location : Adj. 'Fairfields' Dawsmere Road
Gedney Drove End

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 details of additional tree planting along the frontage of the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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

4 There shall be no window openings on the south-eastern elevation of the building at first floor level other than rooflights and the ensuite bedroom window shown on the drawings accompanying the application.

Reason: To define the terms of the permission and to ensure that the adjoining plot is not overlooked at close range.

5 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs 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.

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 enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

7 The gradient of the vehicular accesses shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of Dawsmere Road, and thereafter not steeper than 1:10.

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.

The determined plans are:
Location plan and dwg nos. PRE3/SEA3/01A, /02, /03A, /04, /05 and /06 received 28 March 2002.

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.

Your attention is drawn to the attached advice from the Environment Agency dated 17 April 2002.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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

The applicant is reminded that the land at the rear can only be used for agricultural purposes (including grazing land) and not domestic garden.

Head of Planning & Development
14 MAY 2002

H06/0369/02

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk