SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H06/1099/02 Received: 23-DEC-02 Type: FULL

Name: Mr B J Lakey
1 Tylers Farm
Gedney Marsh
Spalding
Lincs PE12 9PA

Agent: Peter Buddle
9 Main Street
Gedney Dyke
Spalding
Lincs PE12 0AJ

Description: Erection of replacement bungalow

Location : Marsh 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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 Before the new dwelling is commenced the existing bungalow upon the site shall be demolished 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 additional 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

4 The existing hedges shall be retained at a height of at least 1 metre along the northern and western boundaries of the site (apart from at the access point) and in the event of the existing hedges dying, they shall be replaced within 6 months by Privet 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 1 metre.

Reason: In the interests of the visual amenities of the streetscene and to prevent overlooking of the neighbouring property.

Note(s):

The determined plans are:
Proposed bungalow plan, proposed bungalow plan 2, proposed end elevation 1:100 and proposed rear and front elevation 1:100 received 7 October 2002.
Specification received 11 October 2002.
Location plan and block plan received 6 December 2002.

Head of Planning & Development
07 MAR 2003 H06/1099/02

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 H06/1099/02 Received: 23-DEC-02 Type: FULL

Name: Mr B J Lakey
1 Tylers Farm
Gedney Marsh
Spalding
Lincs PE12 9PA

Agent: Peter Buddle
9 Main Street
Gedney Dyke
Spalding
Lincs PE12 0AJ

Description: Erection of replacement bungalow

Location : Marsh Road Gedney Drove End

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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 Before the new dwelling is commenced the existing bungalow upon the site shall be demolished 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 additional 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.

4 The existing hedges shall be retained at a height of at least 1 metre along the northern and western boundary of the site (apart from at the access point) and in the event of the existing hedges dying,

they shall be replaced within 6 months by privet 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 1 metre.

Reason: In the interests of the visual amenities of the streetscene and to prevent overlooking of the neighbouring property.

Note(s):

The determined plans are:
Proposed bungalow plan, proposed bungalow plan 2, proposed end elevation 1:100 and proposed rear and front elevation 1:100 received 7 October 2002.
Location plan and block plan received 6 December 2002.

Head of Planning & Development
28 FEB 2003

H06/1099/02

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H06/0572/03 Received: 06-MAY-03 Type: CONDITION COMPLIANCE

Name: Mr B J Lakey
1 Tylers Farm
Gedney Marsh
Spalding
Lincs. PE12 9PA

Agent: Peter Buddle
9 Main Street
Gedney Dyke
Spalding
Lincs. PE12 0AJ

Description: Details of landscaping (Condition 2 of H06/1099/02)

Location : *Marsh 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:

Note(s):

The determined plans are:
1:200 landscape drawing received 6 May 2003.

Head of Planning & Development
20-JUN-03

H06/0572/03

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