

**SALLY WALTHAM**

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning  
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**FILE COPY**

**S O U T H**



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**DISTRICT COUNCIL**

**HOUSING & PLANNING  
SERVICES DEPARTMENT**

## **Town and Country Planning Act 1990**

# **Planning Permission**

B6 389 / 020

Reference: H06/1220/99

Received: 06-DEC-99

Type: FULL

Name: S E King Building Contractor  
192 Bridge Farm  
New Road  
Sutton Bridge  
Spalding Lincs PE12 9QE

Agent: L A Building Design  
55 Hannam Boulevard  
Spalding  
Lincs  
PE11 1LB

Description: Erection of chalet bungalow and garage

Location : Plot adj. Chapel House Main Street  
Gedney Dyke 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 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.

- 3 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 4 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.

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**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.

- 5 The existing hedge shall be retained at a height of at least 1.2 metres along the south-eastern boundary of the site (apart from the access point). In the event of the existing hedge dying, it shall be replaced within 6 months by Beech or some other species as to be agreed in writing by the Local Planning Authority. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 10 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 1.2 metres.

**Reason:** In the interests of the visual amenities of the street scene.

- 6 Before development is commenced, more precise details of screening along the south-western boundary shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be agreed shall be fully implemented before occupation of the dwelling.

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

- 7 The development shall not be commenced until the Beech trees fronting the site have been fenced off (by chestnut paling firmly secured top and bottom to line wires fixed to fence posts a minimum of 2 metres apart) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be maintained in place during the period of construction and shall not be removed until the development is completed.

**Reason:** To safeguard the trees during development.

- 8 The driveway shall be constructed in accordance with details shown on dwg nos. 99/34 05B and 99/34 06 and in such a manner as not to cause damage to existing frontage trees.

**Reason:** To safeguard the trees during development.

- 9 Under no circumstances shall any soil, material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Any excavations (including services trenches and construction of the access/drive) within the spread of the trees shall be hand dug and care taken not to damage any tree roots whatsoever. All service trenches shall be carefully backfilled and consolidated by foot every 150 millimetres of depth. Under no circumstances shall a machine dig be allowed within the spread of the trees.

**Reason:** To safeguard the trees during development.

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- 10 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

- 11 The disposal of foul water shall be by way of a package treatment plant or bio disk system. Full details of whichever system is preferred shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: Policy E15 of the South Holland District Local Plan prevents the use of septic tanks unless applicants can show they will work satisfactorily in the long term. No such evidence has been submitted.

The determined plans are:-

1:2500 plan received on 6 December 1999.

Dwg no. 99/34/06 received on 10 May 00

Dwg no. 99/34 05B received on 23 May 00

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.

The applicant is reminded that the frontage trees are the subject of a tree preservation order. Consequently, separate consent will be required from this Authority for any works carried out to them.

**Director of Housing and Planning Services**

**09 JUN 2000**

**H06/1220/99**

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.

**Town and Country Planning Act etc**  
**DRAFT PERMISSION**

Reference H06/1220/99

Received: 06-DEC-99    Type: FULL

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192 Bridge Farm  
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Spalding Lincs PE12 9QE

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Spalding  
Lincs  
PE11 1LB

Description:        Erection of chalet bungalow and garage

Location :        Plot adj. Chapel House Main Street  
Gedney Dyke 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 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.

- 3    No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 4    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.

- X 5 The existing hedge shall be retained at a height of at least 1.2 metres along the south-eastern boundary of the site (apart from the access point). In the event of the existing hedge dying, it shall be replaced within 6 months by Beech or some other species as to be agreed in writing by the Local Planning Authority. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 10 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 1.2 metres.

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

- 7 The development shall not be commenced until the Beech trees fronting the site have been fenced off (by chestnut paling firmly secured top and bottom to line wires fixed to fence posts a minimum of 2 metres apart) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be maintained in place during the period of construction and shall not be removed until the development is completed.

Reason: To safeguard the trees during development.

- 8 The driveway shall be constructed in accordance with details shown on <sup>amended</sup> dwg nos. <sup>99/34/058</sup> 99/34/05A and 06 ~~received by this Authority on 10 May 2000~~ and in such a manner as not to cause damage to existing frontage trees.

Reason: To safeguard the trees during development.

- 9 Under no circumstances shall any soil, material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Any excavations (including services trenches and construction of the access/drive) within the spread of the trees shall be hand dug and care taken not to damage any tree roots whatsoever. All service trenches shall be carefully backfilled and consolidated by foot every 150 millimetres of depth. Under no circumstances shall a machine dig be allowed within the spread of the trees.

Reason: To safeguard the trees during development.

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Reason: The site is of archaeological interest.

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Reason: Policy E15 of the South Holland District Local Plan prevents the use of septic tanks unless applicants can show they will work satisfactorily in the long term. No such evidence has been submitted.

The determined plans are:-

1:2500 plan received by this Authority on 6 December 1999, and ~~4 wgs. nos. 20/34/05A and 06 received by this Authority on 10 May 2000.~~

~~Amended d/s nos 99/34/05 and 05B rec'd 10th and 23rd May 2000 respectively.~~

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 Pote Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The applicant is reminded that the frontage trees are the subject of a tree preservation order.

Consequently, separate consent will be required from this Authority for any works carried out to them.

Director of Housing and Planning Services

~~23 MAY 2000~~

✓ d 23/5

H06/1220/99

~~23/5~~

~~23/5-00~~

UNS 8-6-00