FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0001/96 Received:17-JAN-96 Type:FULL

Name: Mr & Mrs L A Allen
'Rose Len'
North Road
Gedney Hill
Spalding Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Demolition of existing dwelling and erection of replacement dwelling
Location : Mole Drove Gedney Hill
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 Before the occupation of the new dwelling is commenced, the existing cottage upon the site shall be demolished and all associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the rural locality.

3 Before development is commenced details of a landscaping scheme showing the following shall be submitted to and approved in writing by the Local Planning Authority; namely;
(i) The positions, height and species of existing trees.
(ii) Proposals for felling or retention of existing trees.
(iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

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

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 five 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

MRS 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

approved scheme is implemented satisfactorily.

5 Before development is commenced details of the colour of the rendering shall be submitted to and approved in writing by the Local Planning Authority.

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

The applicant is advised that separate planning permission will be required to use the existing outbuildings for business purposes.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
29-FEB-96 H07/0001/96

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.

MRS 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: H07/0001/96 Received:17-JAN-96 Type:FULL

Name: Mr & Mrs L A Allen
'Rose Len'
North Road
Gedney Hill
Spalding Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Demolition of existing dwelling and erection of Replacement dwelling

Location : Mole Drove Gedney Hill
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 Before the occupation of the new dwelling is commenced, the existing cottage upon the site shall be demolished and all associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the rural locality.

3 Before development is commenced details of a landscaping scheme showing the following shall be submitted to and approved in writing by the Local Planning Authority; namely;
(i) The positions, height and species of existing trees.
(ii) Proposals for felling or retention of existing trees.
(iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

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

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~~ five 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 Before development is commenced details of the colour of the rendering shall be submitted to and approved in writing by the Local Planning Authority.

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

The applicant is advised that separate planning permission will be required to use the existing outbuildings for business purposes.

27-FEB-96

AD check.....28/2.....

Authorised to issue (inc Delegation).....29/2.....

+ SN 14 Demolition