SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
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Telephone: (01775) 761161
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0673/01 Received: 01-JUN-01 Type: FULL

Name: Mr & Mrs Depear
47 Jekils Bank
Holbeach St Johns
Spalding
Lincs

Agent: David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Replacement dwelling

Location : North Holme North Road
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 dwelling is commenced the existing building on 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.

3 The existing hedging along the southern and western boundaries of the site shall be retained at a height of at least 1.5 metres and in the event of the existing hedgE dying, it shall be replaced within 6 months by Hawthorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a 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; the replanting shall be allowed to reach a height of at least 1.5 metres.

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

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4 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.

The determined plans are:-
1:1250 plan received 1 June 2001.
Amended 1:100 site plan received 11 July 2001.
Amended dwg no. 6455RD1 received 23 July 2001.

Director of Housing and Planning Services
01 AUG 2001

H07/0673/01

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 H07/0673/01 Received: 01-JUN-01 Type: FULL

Name: Mr & Mrs Depear
47 Jekils Bank
Holbeach St Johns
Spalding
Lincs

Agent: David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Replacement dwelling

Location : North Holme North Road
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 dwelling is commenced the existing building on 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.

3 The existing hedging along the southern and western boundaries of the site shall be retained at a height of at least 1.5 metres and in the event of the existing hedging dying, it shall be replaced within 6 months by Hawthorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a 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; the replanting shall be allowed to reach a height of at least 1.5 metres.

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

4 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.

The determined plans are:-
1:1250 plan received 1 June 2001.
Amended 1:100 site plan received 11 July 2001.
Amended dwg no. 6455RD1 received 23 July 2001.

X Sol 14 – Demolition Determination ?

No – if its a full applicati then it permits the demolition without the need to apply separately.

Director of Housing and Planning Services
26 JUL 2001

H07/0673/01

26/7

WJS
27-7-01.

only if its an outline do you need the Demol' Determin'

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

COPY Earlier App

Approval required by Condition of Permission

Reference: H07/1018/01 Received: 23-AUG-01 Type: CONDITION COMPLIANCE

Name: Mr & Mrs Depear
47 Jekils Bank
Holbeach St Johns
Spalding
Lincs

Agent: Mr & Mrs Depear
47 Jekils Bank
Holbeach St Johns
Spalding
Lincs

Description: Details of external materials (Condition 4 of H07/0673/01)

Location : North Holme North Road
Gedney Hill

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:

The determined plans are:-
Details received 23 August 2001.

Director of Housing and Planning Services
20-SEP-01

H07/1018/01

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.