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

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

PLANNING PERMISSION

Reference H07/0677/00 Received: 26-MAY-00 Type: FULL

Name:	Robert Mark Kasperek 109A Roundhill Crescent BRIGHTON BN2 3GP	Agent:	Robert Mark Kasperek 109A Roundhill Crescent BRIGHTON BN2 3GP

Description: Demolish existing dwelling & erect new dwelling plus siting of mobile home

Location: Northholme 170 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 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.

4 Before the access is commenced to be used the existing hedging shown shaded on the plan accompanying the application shall be lowered to a height not exceeding 0.6 metres above the adjoining carriageway level and be so maintained thereafter.

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HOUSING & PLANNING
SERVICES DEPARTMENT

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

5 The existing hedging along the southern and western boundaries of the site (other than that shown shaded on the plans accompanying the application) 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 the visual amenities of the streetscene.

6 At the expiration of a period of 2 years from the date of this permission, or upon occupation of the dwelling (whichever is the sooner), the mobile home and any ancillary structures shall be removed from the site and the site reinstated.

Reason: The site is not considered suitable as a permanent caravan site and the development may cause injury to the amenity of the locality if permitted permanently. The permission has been granted only in view of the circumstances of the case to meet the special needs of the applicant and this condition is therefore imposed to enable the Local Planning Authority to review the situation.

The determined plans are:

1:2500, 1:250, 1.50 and 1:20 plans received on 26 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 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
21 July 2000

H07/0677/00

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.

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T[illegible] and Country Planning Act etc

DRAFT PERMISSION

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Name:	Robert Mark Kasperek 109A Roundhill Crescent BRIGHTON BN2 3GP	Agent:	Robert Mark Kasperek 109A Roundhill Crescent BRIGHTON BN2 3GP

Line Description: Demolish existing dwelling & erect new dwelling plus siting of mobile home
Location: Northholme 170 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.
Line 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 Line 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 Line that policy is warranted.

3 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.
Line Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling Line at the site in the interests of road safety.

4 Before the access is commenced to be used the existing hedging shown shaded on the plan accompanying the application shall be lowered to a height not exceeding 0.6 metres above the adjoining carriageway level and be so maintained thereafter.
Line Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from Line the access onto the public highway, in the interests of road safety.

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

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