

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0722/98

Received:13-NOV-98 Type:FULL

Name: Robert Kasperek
109A Roundhill Crescent
Brighton
BN2 3GP

Agent: Robert Kasperek
109A Roundhill Crescent
Brighton
BN2 3GP

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

Location : Northolme 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 new dwelling is commenced the existing building on site shall be demolished and associated rubble cleared from the site to the reasonable satisfaction of the Local Planning Authority.

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.

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, to the reasonable satisfaction of the Local Planning Authority.

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. This 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.

- 7 The disposal of foul water shall be by way of a package treatment plant or a Bio-Disc system. Full details of whichever system is preferred shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the new dwelling.

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.

This permission is granted in accordance with the application submitted as revised by the amended plan (Drawing No. 98/57/01) received by the Local Planning Authority on 18th September 1998.

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
22-DEC-98 H07/0722/98

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H07/0722/98

Received: 13-NOV-98 Type: FULL

Name: Robert Kasperek
109A Roundhill Crescent
Brighton
BN2 3GP

Agent: Robert Kasperek
109A Roundhill Crescent
Brighton
BN2 3GP

Description: Demolish existing dwelling & erect new dwelling, plus siting
of mobile home
Location : Northolme 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.

Reason: As required by Section 91 of the Town and Country Planning Act
1990.

- 2 Before the new dwelling is commenced the existing building on site
shall be demolished and associated rubble cleared from the site to the
reasonable satisfaction of the Local Planning Authority.

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 ~~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.

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, to the reasonable satisfaction of the Local Planning Authority.

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. This 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.

- 7 The disposal of foul water shall be by way of a package treatment plant or a Bio-Disc system. Full details of whichever system is preferred shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the new dwelling.

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.

This permission is granted in accordance with the application submitted as revised by the amended plan (Drawing No. 98/57/01) received by the Local Planning Authority on 18th September 1998.

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.

14-DEC-98

Checked 15/12 DMG 15/12

Authorised to issue (inc Delegation) 17/12