SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0802/96 Received:02-SEP-96 Type:FULL

Name: Mr R Kasperek
109B Roundhill Crescent
Brighton
BN2 3GP

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs. PE11 3JA

Description: Replacement dwelling.

Location : North Road Gedney Hill
Spalding Lincolnshire

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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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 approved scheme is implemented satisfactorily.

4 Before development is commenced more precise details of the materials to be used for the external walls shall be submitted to and approved in writing by the Local Planning Authority.

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

5 The existing hedge shall be retained at a height of at least 1 metre along the north western and south western boundaries of the site, apart from at the access points, and in the event of the existing hedge

SOUTH HOLLAND DISTRICT COUNCIL

dying, it shall be replaced within 6 months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five 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 metre.

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

6 Before the new dwelling is commenced the existing building upon the site shall be demolished and 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.

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
15-OCT-96 H07/0802/96

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

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on the following condition(s):

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09-OCT-96 Checked ..... SRS 10/10

Authorised to issue (inc Delegation)..... NA Low

SN14 (BC Demolition)