FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/1143/98 Received:04-JAN-99 Type:FULL

Name: Mr & Mrs N Horspool
42 Joys Bank
Holbeach St John
Spalding
Lincolnshire

Agent: A R Fitzjohn
7 Rudyard Grove
Gunthorpe
Peterborough
PE4 7UJ

Description: New bungalow and garage.

Location : Plot at Mill Lane 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 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.

3 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.

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 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 the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan

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

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.

6 Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any (residential) unit hereby permitted is first occupied.

Reason: In the interests of residential amenity.

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 the commencement of the development.

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.

Director of Housing and Planning Services
24-FEB-99 H07/1143/98

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.

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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Location : Plot at Mill Lane Gedney Hill
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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.

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Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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23-FEB-99 Checked SAS 23/2 MG 23/2

Authorised to issue (inc Delegation)..... 24/2

DMG — Footway condition? No.