FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0323/98 Received:15-APR-98 Type:FULL

Name: M Parker & Son Ltd
St Johns Road
Spalding
Lincs
PE11 1JX

Agent: M Parker & Son Ltd
St Johns Road
Spalding
Lincs
PE11 1JX

Description: Erection of six dwellings off single private access road

Location : Land off High Street Gosberton
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 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 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.

4 The precise position of the boundary fence to the High Street frontage shall be approved in writing by the Local Planning Authority prior to the commencement of any development and the proposed hawthorn hedge between the fence and the public highway shall be planted prior to the occupation of any of the dwellings in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the hedge shall be allowed to attain a height of 1.8 metres and shall thereafter be retained and maintained at not less than this height.

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)

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

5 Before the development hereby permitted is commenced samples 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.

6 Prior to development being commenced all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

7 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 Before the dwellings served by the private road are commenced the access for the first 10 metres, including visibility splays, shall be laid out and constructed as shown on drg No. HSG - 001 received by the Local Planning Authority on the 12th November 1998.

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.

9 Before the dwellings served by the private road are occupied the road shall be laid out and constructed as shown on the submitted drawing No. HSG - 001 received by the Local Planning Authority on 12th November 1998.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site

This permission is granted in accordance with the application submitted as revised by the amended plans (drg Nos. HSG - 001, HSG - 002, HSG - 003, HSG - 004, HSG - 005, HSG - 006, 258/1 and site location plan) received by the Local Planning Authority on 12th November 1998.

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

Director of Housing and Planning Services
26-JAN-99 H08/0323/98

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

Reference: H08/0323/98 Received:15-APR-98 Type:FULL

Name: M Parker & Son Ltd
St Johns Road
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Agent: M Parker & Son Ltd
St Johns Road
Spalding
Lincs
PE11 1JX

Description: Erection of six dwellings off single private access road

Location : Land off High Street Gosberton
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 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 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.

4 The precise position of the boundary fence to the High Street frontage shall be approved in writing by the Local Planning Authority prior to the commencement of any development and the proposed hawthorn hedge between the fence and the public highway shall be planted prior to the occupation of any of the dwellings in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the hedge shall be allowed to attain a height of 1.8 metres and shall thereafter be retained and maintained at not less than this height.

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

5 Before the development hereby permitted is commenced ~~details~~ samples 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.

6 Prior to development being commenced all trees being retained on the site ~~should~~ shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

7 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 Before the dwellings served by the private road are commenced the access (including visibility splays) shall be laid out and constructed as shown on drawing ~~No.~~ HSG - 001 received by the Local Planning Authority on ~~15th April 1998~~ 12 Nov 98.

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.

9 Before the dwellings served by the private road are occupied the road shall be laid out and constructed as shown on the submitted drawing ~~No.~~ HSG - 001 received by the Local Planning Authority on ~~15th April 1998~~ 12 Nov 98.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site

This permission is granted in accordance with the application submitted as revised by the amended plans (drg ~~Nos.~~ ~~HSG - 001~~) received by the Local Planning Authority on 12th November 1998.

HSG-001, HSG-002, HSG-003, HSG-004, HSG-005, HSG-006, 258/1 & Site location plan)

14-JAN-99

Checked .....

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