FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0430/96 Received:30-MAY-96 Type:FULL

Name: Mr & Mrs Allen
20 Cambridge Gardens
Gosberton
Spalding
Lincs

Agent: Swallow Premier Homes Ltd
West Elloe Avenue
Spalding
Lincs
PE11 2BS

Description: Erection of a four bedroomed detached house and double garage
Location : Land off Hall Drive 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 development commences the positions of the garage, dwelling and drive shall be pegged out and they shall be inspected and approved in writing by an Officer of the Local Planning Authority.

Reason: The site contains many mature trees and the prior inspection of the positions of the garage, dwelling and drive before they are constructed will enable minor adjustments to be made if necessary to ensure the future well-being of the trees.

3 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.

4 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

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

areas.

Reason: To safeguard the trees during the development.

5 The drive and all service runs, including cables for the two ornamental lamps, shall be hand dug where they run underneath the canopy of any tree on the site and the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth.

Reason: To protect the tree roots from damage.

6 Notwithstanding the submitted details the existing hedging along High Street shall be retained and augmented within 12 months of the commencement of development in accordance with details to be submitted to and approved in writing by the Local Planning Authority by further hawthorn hedging and thereafter maintained at a height of at least 2 metres.

Reason: In the interests of amenity.

7 The driveway shall be constructed of permeable materials, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the future well-being of the trees on site.

This permission does not authorise any works to the preserved trees.

Director of Housing and Planning Services
29-JUL-96 H08/0430/96

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)

(2)

Town and Country Planning Act etc

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20 Cambridge Gardens
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Description: Erection of a four bedroomed detached house and double garage
Location : Land off Hall Drive 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.

X 2 Before development commences the positions of the garage, dwelling and
X ? drive shall be pegged out and they shall be inspected and approved by an Officer of the Local Planning Authority. in writing

Reason: The site ~~has~~ contains many mature trees ~~upon it~~ and the prior inspection
X of the position of the garage, dwelling and drive, before they are constructed will enable minor adjustments to be made if necessary to ensure the future well-being of the trees.

3 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.

4 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.

5 The drive and all service runs, including cables for the two ornamental lamps, shall be hand dug where they run underneath the canopy of any tree on the site and the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth.

Reason: To protect the tree roots from damage.

DC/KS please ? clarify this is OK

6 Notwithstanding the submitted details the existing hedging along High Street shall be retained and augmented within 12 months of the commencement of development in accordance with details to be submitted to and approved in writing by the Local Planning Authority by further hawthorn hedging and thereafter maintained at a height of at least 2 metres.

Reason: In the interests of amenity.

X 7 The driveway shall be constructed of permeable materials ~~only~~, in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the future well-being of the trees on site.

This permission does not authorise any works to the preserved trees.

17-JUL-96 Checked ~~22.4/7~~... SAM 23/7

Authorised to issue (inc Delegation). ~~A.2.4/7~~...

NB: Close to terminal date

(1)

Town and Country Planning Act etc

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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 development commences the position of the garage dwelling and drive shall be pegged out and they shall be inspected and approved by ~~a Planning Officer of the Council.~~ an officer of the LPA.

Reason: The site has many mature trees upon it and the prior inspection of the position of the garage, dwelling and drive before they are constructed will enable ~~their positions to be moved slightly to reduce their effect on the trees.~~ minor adjustments to be made if necessary to assure the future well being of the trees.

3 Prior to development being commenced all trees being retained on the site ~~shall should~~ 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.

4 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.

5 The drive and all service runs, including cables for the two ornamental lamps, shall be hand dug where they run underneath the canopy of any tree on the site and the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth.

Reason: To protect the tree roots from damage.

6 Notwithstanding the submitted details the existing hedging along High Street shall be retained and augmented by further hawthorn hedging and thereafter maintained at a height of at least 2 metres.

Reason: In the interests of amenity.

7 The driveway shall be constructed of permeable materials only, in accordance with details to be submitted and approved in writing by the LPA.

Reason: ~~To allow oxygen and water to reach the tree roots in the interests of their well-being.~~ To assure the future well-being of the trees on site.

17-JUL-96 Checked ..DR. 16/7....

Authorised to issue (inc Delegation)..DR.18/7.....

Note This permission does not authorise any works to the protected trees.