SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0978/96 Received:22-OCT-96 Type:FULL

Name: Oaktree Developments
50 Chapel Gate
Sutton St James
Spalding
Lincs

Agent: Mr L Brewer
8 Ellindon
Bretton
Peterborough
PE3 8RG

Description: Erection of two 3-bedroom bungalows in lieu of approved 2-bedroom
Location : Oaktree Close Off Cambridge Gardens
Gosberton Spalding

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 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

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.

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 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.

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)

SOUTH HOLLAND DISTRICT COUNCIL

5 There shall be no means of vehicular or pedestrian access to the permitted buildings from Churchfleet Lane.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of Churchfleet Lane.

6 Notwithstanding the provision of the Town and Country Planning General Development Order, no car ports shall be constructed, and any garages shall be constructed in the locations shown on the approved plan and in accordance with details of their design, appearance and materials to be submitted to and agreed in writing by the Local Planning Authority..

Reason: To safeguard the visual amenities of the locality.

7 The submitted landscaping scheme shall include details of hedgerow planting.

Reason: To safeguard the visual amenities of the locality.

8 Any walls or fences along the northern boundary of the site shall be situated on the inside of the boundary hedgerow to be planted as part of the landscaping for the site.

Reason: To safeguard the visual amenities of the locality.

Director of Housing and Planning Services
03-DEC-96 H08/0978/96

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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Agent: Mr L Brewer
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PE3 8RG

Description: Erection of two 3-bedroom bungalows in lieu of approved 2-bedroom
Location : Oaktree Close Off Cambridge Gardens
Gosberton Spalding

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 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

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.

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 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.

5 There shall be no means of vehicular or pedestrian access to the permitted buildings from Churchfleet Lane.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of Churchfleet Lane.

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29-NOV-96 Checked ...

Authorised to issue (inc Delegation) ...