FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/1039/97 Received:21-OCT-97 Type:FULL

Name: Mill Lodge Homes Ltd
Gosberton House
Gosberton
Spalding
Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: 15 bedroom extension to nursing home with additional dining room/sitting room and ancillary staff accommodation.
Location : Gosberton House 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.

Submitted 7/01/98

2 Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for the external walls and roof 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.

outstanding submitted 10/02/98

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 The area(s) shown on the plan accompanying the application reserved for

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)

the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

6 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

7 Prior to development being commenced all trees being retained on the site should be fenced off in accordance with details to be submitted to and approved in writing by the Local Planning Authority 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.

8 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.

Before the works of felling of trees on the site commences, your attention is drawn to the provisions of the Wildlife and Countryside Act 1981 which protects the habitat of nesting birds and other species.

For the avoidance of doubt, the drawings approved by this planning permission are those listed in the letter to Meldrum Lee & Gillatt dated 11 March 1998 as amended by Drawing No.s 13505-25A which were received on 9th April 1998, Drawing No.s 13505-21B and 13505-30A which were received on 12th May 1998 and the letter received by the Local Planning Authority from Meldrum Lee and Gillatt dated 8th May 1998.

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SOUTH HOLLAND DISTRICT COUNCIL

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

For the avoidance of doubt, the applicant is advised that before any development commences the trees to be retained should be clearly identified in the presence of a Planning Officer from the South Holland District Council.

Director of Housing and Planning Services
20-MAY-98 H08/1039/97

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

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Town and Country Planning Act etc

DRAFT PERMISSION

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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.

2 Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for the external walls and roof 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 The area(s) shown on the plan accompanying the application reserved for

the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reasen: In the interests of the safety and convenience of traffic using the adjacent road.

6 Before development is commenced details of the arrangements made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be carried out during site operation, and a report of the findings of the archaeologist shall be submitted to the Local Planning Authority within one month of the completion of site operation and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The proposed development is in an area of archaeological significance.

7 Before any development commences the trees to be felled shall be identified and remarked in the presence of a Planning Officer from South Holland District Council.

Reason: In order to clarify the situation on the ground resulting from trees previously marked to be felled now being retained.

7 → PTO

Before the works of felling of trees on the site commences, your attention is drawn to the provisions of the Wildlife and Countryside Act 1981 which protects the habitat of nesting birds and other species.

For the avoidance of doubt, the drawings approved by this planning permission are those listed in the letter to Meldrum Lee & Gillatt dated 11 March 1998 as amended by Drawing No.s 13505-25A which were ~~accepted~~ received on 9 April 1998, Drawing No.s 13505-21B and 13505-30A which were received ~~accepted~~ on 12 may 1998 and the letter received by the Local Planning Authority from Meldrum Lee and Gillatt dated 8th May 1998.

Your attention is drawn to the need tc comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

22-APR-98 Checked .....

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

Note For the avoidance of doubt, the applicant is advised that before any development commences the trees to be retained ~~shall~~ should be clearly identified in the presence of a planning officer from the South Holland District Council. PM 19/5

Town and Country Planning Act etc

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ASSUME walls only? 2 Before the development hereby permitted is commenced samples details of the type and colour of the materials to be used for the external walls 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.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

S P4 the

XX Before works of felling of trees on the site commences, your attention is

6 Sc6q

7 Before any development commences the trees to be felled shall be identified and remarked in the presence of a Planning Officer from SHDC.
Reason: In order to clarify the situation on the ground resulting from trees being PTO

drawn to the provisions of the Wildlife and Countryside Act 1981 which protects the habitat of nesting birds and other species.

X For the avoidance of doubt, the drawings approved by ~~the~~ this planning permission are those listed in the letter to Meldrum Lee & Gillatt dated 11 March 1998 as amended by 13505-25A ~~and 13505-30~~ which were accepted on 20 April 1998, drawing nos. 13505-21B and 13505-30A which were accepted on and the letter received by the L.P.A. from M.L.G dated 8 May 1998

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

22-APR-98 Checked ✓ 24/4

Authorised to issue (inc Delegation) ~~[illegible]~~

The use of acoustic vents in the windows is advised owing to the proximity of the Church Hall

DOR/PM.

① Do we need to attach copy of letter referred to in above note with decision notice? NO.

② Does SNI still apply? NO

③ What about F4? ✓

④ Watching Brief? ✓

⑤ Does Information leaflet 'Birds & the Law' need attaching to decision notice? Yes

~~Dave~~ Give amount of work around trees Sc 73+74 probably not feasible. Do you agree?

PM 24/4