SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0082/03 Received: 28-JAN-03 Type: FULL

Name: Castle Building Ltd
Yew Tree House
47 Old Fendike Road
Weston Hills
Spalding Lincs PE12 6DO

Agent: Morley Newborn
16A Portland Street
Lincoln
LN5 7JX

Description: Proposed replacement dwelling, including new double garage

Location : Sandhurst Holbeach Drove Gate
Holbeach Drove

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 new dwelling is commenced the existing bungalow on site shall be demolished and associated rubble cleared from the site.

Reason: The site is located in an area where new housing is not presently permitted other than as a replacement.

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.

Council Offices
Priory Road
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Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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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 Development should proceed fully in accordance with the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing to the Local Planning Authority within one month thereafter.

Reason: To reduce the risk of flooding.

Note(s):

The determined plans are:
1:2500 plan and drawing nos. 1782.03.01 and 02A received 28 January 2003 and Flood Risk Assessment received 6 February 2003.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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Director of Corporate Services

Sleviano

Head of Planning & Development
15 APR 2003

H09/0082/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act 1990

Planning Permission

Reference: H09/0082/03 Received: 28-JAN-03 Type: FULL

Name: Castle Building Ltd
Yew Tree House
47 Old Fendike Road
Weston Hills
Spalding Lincs PE12 6DO

Agent: Morley Newborn
16A Portland Street
Lincoln
LN5 7JX

Description: Proposed replacement dwelling, including new double garage

Location : Sandhurst Holbeach Drove Gate
Holbeach Drove

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 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 the new dwelling is commenced the existing bungalow on site shall be demolished and associated rubble cleared from the site.

Reason: The site is located in an area where new housing is not presently permitted other than as a replacement.

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4 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.

5 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.

6 Development should proceed fully in accordance with the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing to the Local Planning Authority within one month thereafter.

Reason: To reduce the risk of flooding.

Note(s):

The determined plans are:
1:2500 plan and drawing nos. 1782.03.01 and 02A received 28 January 2003 and Flood Risk Assessment received 6 February 2003.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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SOUTH HOLLAND DISTRICT COUNCIL

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Head of Planning & Development
11 APR 2003

H09/0082/03

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H09/0082/03 Received: 28-JAN-03 Type: FULL

Name: Castle Building Ltd
Yew Tree House
47 Old Fendike Road
Weston Hills
Spalding Lincs PE12 6DO

Agent: Morley Newborn
16A Portland Street
Lincoln
LN5 7JX

Description: Proposed replacement dwelling, including new double garage

Location : Sandhurst Holbeach Drove Gate
Holbeach Drove

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 details of the type and colour of the materials to be used for external wall 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 the new dwelling is commenced the existing bungalow on site shall be demolished and associated rubble cleared from the site.

Reason: The site is located in an area where new housing is not presently permitted other than as a replacement.

4 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.

5 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.

6 Development should proceed fully in accordance with the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing within on month thereafter.

Reason: To reduce the risk of flooding.

Note(s):

The determined plans are:
1:2500 plan and drawing nos. 1782.03.01 and 02A received 28 January 2003 and Flood Risk Assessment received 6 February 2003.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Head of Planning & Development
04 APR 2003

H09/0082/03

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
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Bob Atkins
Director of Corporate Services

COPY *Earlier App*

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H09/0577/03 Received: 07-MAY-03 Type: CONDITION COMPLIANCE

Name: Castle Building Limited
Yew Tree House
47 Old Fendike Road
Weston Hills
Spalding Lincs PE12 6DO

Agent: Morley Newborn
16A Portland Street
Lincoln
LN5 7JX

Description: Details of landscaping (Condition 3 of H09/0082/03)

Location : Sandhurst Holbeach Drove

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Dwg. no. 1782.03.08A, photographs and letter (dated 6 May 2003) received 7 May 2003.

Head of Planning & Development
10-JUN-03

H09/0577/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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