

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0143/96

Received: 18-MAR-96 Type: FULL

Name: Dr R W & Mrs H Thorpe

Red Lodge Farm

Ravens Gate

Holbeach St Johns

Spalding Lincs PE12 8RD

Agent: G R Merchant

Unit 3, Wrights Mews

12A Park Road

Holbeach

Spalding Lincs

Description: Replacement dwelling

Location : Ravens Gate Holbeach St Johns
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 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.

- 3 The existing hedge shall be retained at a height of at least 1 metre along the frontage of the site, apart from at the access points, and in the event of the existing hedge dying, it shall be replaced within six months by Hawthorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of five years, beginning with the date of completion of the planting, and during that period all losses shall be made good as and when necessary. Any replanting shall be allowed to reach a height of at least 1 metre.

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

- 4 Within three months of the date the dwelling hereby permitted is occupied, the existing cottage and ancillary outbuildings on the site shall be demolished and associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

- 5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 6 Before occupation of the dwelling an acoustic vent shall be installed within bedroom 3, to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the residential amenity of future occupiers, given the site's close proximity to a working farm.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. RWT.1A) received by the Local Planning Authority on 10 May 1996.

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.

Director of Housing and Planning Services
25-JUN-96 H09/0143/96

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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19-JUN-96

AD check..... 17.2/6/96

Authorised to issue (inc Delegation)..... 17.3/6