SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0191/01 Received: 12-APR-01 Type: FULL

Name: Castle Building Ltd
Caradale House
72 Roman Road
Moulton Chapel
Spalding Lincs

Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs NG34 8QU

Description: Erection of 6 two bed terraced houses (2 pairs of 3)

Location : Rathkenny Close Off Fishpond Lane
Holbeach 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 Prior to the commencement of development the site shall be decontaminated in accordance with a land remediation method statement which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the health and safety of site operatives during construction and future occupiers of the development.

3 The scheme of private lighting shall be installed and maintained in working order at all times.

Reason: In the interests of the security of future occupiers of the development.

4 Prior to the commencement of the development a 1.8 metre close-boarded acoustic fence shall be erected along the western boundary of the site bordering the adjoining residential curtilage.

Reason: In the interests of the amenity of the adjoining residential occupier.

5 Before any development is commenced, a scheme of landscaping and tree planting for the site,

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HOUSING & PLANNING
SERVICES DEPARTMENT

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.

6 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.

7 All walls and fences (other than that specified in Condition 4 above) shall be erected in accordance with the approved plan prior to completion of the development.

Reason: In the interests of the amenity and security of future occupiers and the general visual character of the area.

8 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), planning permission shall be required in respect of development falling within the second schedule of that order.

Reason: In the interests of the amenity of the area and in order that ground disturbance to protective barriers is controlled.

9 Prior to the commencement of development details of exterior ground surface materials shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation.

Reason: In the interests of the appearance of the parking area in particular, and reduction of noise nuisance which can arise from vehicle movement over gravel. Also to ensure an adequate appearance for the development as a whole.

The determined plans are:- amended drawing no. 2999-001 Rev A, 3A and 4A received on 21 June 2001.

Condition 8 above is intended to prevent extensions or the erection of outbuildings that may have an adverse effect on the remediation scheme agreed under Condition 2.

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HOUSING & PLANNING
SERVICES DEPARTMENT

Director of Housing and Planning Services
20 JUL 2001

H09/0191/01

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 etc

DRAFT PERMISSION

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Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs NG34 8QU

Description: Erection of 6 two bed terraced houses (2 pairs of 3)

Location : Rathkenny Close Off Fishpond Lane
Holbeach 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 Prior to the commencement of development the site shall be decontaminated in accordance with a land remediation method statement which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the health and safety of site operatives during construction and future occupiers of the development.

3 The scheme of private lighting shall be installed and maintained in working order at all times.

Reason: In the interests of the security of future occupiers of the development.

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

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Reason: In the interests of the amenity and security of future occupiers and the general visual character of the area.

8 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), planning permission shall be required in respect of development falling within the second schedule of that order.

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Reason: In the interests of the appearance of the parking area in particular, and reduction of noise nuisance which can arise from vehicle movement over gravel. Also to ensure an adequate appearance for the development as a whole.

The determined plans are:- amended drawing No 2999-001 Rev A, 3A and 4A received on the 21st June 2007.

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HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
16 JUL 2001

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