SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0366/03 Received: 20-MAR-03 Type: FULL

Name: Mr & Mrs L Allen
Mayfield
Holbeach Drove Gate
Holbeach Drove
Spalding PE12 0PX

Agent: S Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Erection of chalet bungalow and detached garage, including demolition of existing dwelling

Location : Mayfield 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 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.

3 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

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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satisfactorily.

4 Before the new garage is commenced drawings to a scale not greater than 1:100 showing its appearance shall be submitted to and approved in writing by the Local Planning Authority.

Reason: No such details have been submitted.

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

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.

Note(s):

The determined plans are:
1:2500 location plan and dwg. no. SH/90103 received 20 March 2003.
Amended dwg. no. SH/90203 received 25 April 2003.

Head of Planning & Development
22 MAY 2003 H09/0366/03

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 etc

DRAFT PERMISSION

Reference H09/0366/03 Received: 20-MAR-03 Type: FULL

Name: Mr & Mrs L Allen
Mayfield
Holbeach Drove Gate
Holbeach Drove
Spalding PE12 0PX

Agent: S Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Erection of chalet bungalow and detached garage, including demolition of existing dwelling

Location : Mayfield 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 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.

3 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.

4 Before the new garage is commenced drawings to a scale not greater than 1:100 showing its

appearance shall be submitted to and approved in writing by the Local Planning Authority.

Reason: No such details have been submitted.

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

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.

Note(s):

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Head of Planning & Development
19 MAY 2003

H09/0366/03