SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0442/99 Received: 04-MAY-99 Type:PERMISSION RENEWAL

Name: Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding, Lincs
PE12 7DE

Agent: Mr N Ingram
32 Fishpond Lane
Holbeach
Spalding, Lincs
PE12 7DE

Description: Residential development including means of access.
(Renewal of H09/0398/96)

Location : Rear of 32 Fishpond Lane Holbeach
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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;

Reason: The application was submitted in outline only.

3 Before development is commenced, details of a landscaping scheme showing the following details shall be submitted to and approved in writing by the Local Planning Authority; namely
(i) The positions, height and species of existing trees.
(ii) Proposals for felling or retention of existing trees.

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(iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

Reason: In the interest of the visual amenities of the locality.

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 No trees along the western boundary of the site shown to be retained shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

6 Before any development is commenced a scheme to provide screening (including details of height, type and position) along those boundaries (or part thereof) presently unscreened shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be put into effect before any of the dwellings hereby permitted are occupied.

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

7 Before any development is commenced, details of the construction and surfacing materials for the access shall be submitted to and approved in writing by the Local Planning Authority and so constructed before the dwellings hereby permitted are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

8 Before any development is commenced, a scheme to provide street lighting to the private drive shall be submitted to and approved in writing by the Local Planning Authority, and so implemented before the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the future occupants of the proposed dwellings and their visitors.

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9 The development shall be single storey with no habitable rooms contained within the roofspace.

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

10 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 ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

11 There shall be no obstruction placed, erected or grown above 1 metre in height within 2 metres of the carriageway edge of Fishpond Lane.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

12 The existing bungalow shall be demolished and associated rubble cleared from the site prior to any new dwelling being commenced.

Reason: To ensure a satisfactory development and also satisfactory access to the site.

The applicant is reminded that the submitted 1:200 layout plan (amended drawing No. 771601/1C received by the Local Planning Authority on 2 February 1993) is indicative only and that the number of plots is a 'reserved matter'. The dwellings will need to be sited and designed to ensure they do not materially affect the residential amenity of adjoining property or vice versa.

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
06 JUL 1999

H09/0442/99

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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(Renewal of H09/0398/96)

Location : Rear of 32 Fishpond Lane Holbeach
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South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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Reason: The application was submitted in outline only.

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(i) The positions, height and species of existing trees.

(ii) Proposals for felling or retention of existing trees.

(iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

Reason: In the interest of the visual amenities of the locality.

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.

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Reason: In the interests of the amenity of the area.

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

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Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

8 Before any development is commenced, a scheme to provide street lighting to the private drive shall be submitted to and approved in writing by the Local Planning Authority, and so implemented before the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of the future occupants of the proposed dwellings and their visitors.

9 The development shall be single storey with no habitable rooms contained within the roofspace.

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

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Director of Housing and Planning Services
02 JUL 1999

H09/0442/99

SW 14 Decl Determ ? ✓

LTS 5-7-99