SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0620/97 Received:02-JUN-97 Type:PERMISSION RENEWAL

Name: D P Banks
c/o G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach Spalding Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development including access (renewal of application H09/0325/94).
Location : Bank Farm Holbeach Bank
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 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;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 Before the construction of any dwelling is commenced, the access shall be improved, including visibility splay, as shown on the applicant's amended plan (with the agent's letter dated 29 June 1994).

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.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward

gear.

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

5 The private drive shall, for the first 10 metres from the adjoining highway, be suitably hardened in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent unsuitable material from being deposited on the adjoining carriageway in the interests of highway safety.

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 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.

7 The development shall be of a layout and design which reflects the traditional building character of the area and such as to enable the development to be effectively integrated into the physical fabric of the village and the surrounding landscape. Such layout and design shall also fully reflect the advice contained in the Lincolnshire Design Guide for Residential Areas which the Local Planning Authority has adopted as policy.

Reason: In the interests of visual amenity.

8 Before the occupation of any of the dwellings, the existing agricultural buildings shown in the area coloured green on the attached plan shall be demolished and the resultant rubble removed from the area to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

You are advised that it is the view of the Director of Environmental Services, Lincolnshire County Council, that the access to the site is unsuitable to accommodate an adoptable estate road and that accordingly, the proposed development would need to be serviced by a private drive.

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 applicant is reminded that the disturbance of protected species such as bats and owls occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act 1981. You are therefore advised to contact the Species Protection Section of English Nature at

SOUTH HOLLAND DISTRICT COUNCIL

The Maltings, Wharf Road, Grantham, Lincolnshire, NG31 6BH to gain their agreement to any work on the buildings before development is commenced.

Director of Housing and Planning Services
28-JUL-97 H09/0620/97

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.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0620/97 Received:02-JUN-97 Type:PERMISSION RENEWAL

Name: D P Banks
c/o G R Merchant
Unit 4, Wrights Mews
12A Park Road
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Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development including access (renewal of application H09/0325/94).
Location : Bank Farm Holbeach Bank
Spalding Lincs

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.

2 The following matters are reserved for subsequent 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;
~~(2) The siting and design of any vehicular access to a road;~~
x(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 Before the construction of any dwelling is commenced, the access shall be improved, including visibility splay, as shown on the applicant's amended plan (with the agent's letter dated 29 June 1994).

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.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor

vehicle to turn to enable it to enter and leave the highway in forward gear.

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

5 The private drive shall, for the first 10 metres from the adjoining highway, be suitably hardened in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent unsuitable material from being deposited on the adjoining carriageway in the interests of highway safety.

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 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.

7 The development shall be of a layout and design which reflects the traditional building character of the area and such as to enable the development to be effectively integrated into the physical fabric of the village and the surrounding landscape. Such layout and design shall also fully reflect the advice contained in the Lincolnshire Design Guide for Residential Areas which the Local Planning Authority has adopted as policy.

Reason: In the interests of visual amenity.

8 Before the occupation of any of the dwellings, the existing agricultural buildings shown in the area coloured green on the attached plan shall be demolished and the resultant rubble removed from the area to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

You are advised that it is the view of the Director of Environmental Services, Lincolnshire County Council, that the access to the site is unsuitable to accommodate an adoptable estate road and that accordingly, the proposed development would need to be serviced by a private drive.

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 applicant is reminded that the disturbance of protected species such as bats and owls occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act 1981. You are therefore advised

Y to contact the Species Protection Section of English Nature at The Maltings, Wharf Road, Grantham, Lincolnshire. NG31 6BH to gain their agreement to any work on the buildings before development is commenced.

23-JUL-97 Checked ..25/7..

Authorised to issue (inc Delegation).....25/7.....