FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0855/98 Received:26-AUG-98 Type:FULL

Name: B Ayres
27 Damgate
Holbeach
Spalding
Lincs PE12 7BH

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: House and garage, including alterations to existing access
Location : Damgate 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 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 vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0855/98 Received:26-AUG-98 Type:FULL

Name: B Ayres
27 Damgate
Holbeach
Spalding
Lincs PE12 7BH

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: House and garage, including alterations to existing access
Location : Damgate Holbeach
Spalding Lincs

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 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.

5 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall

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

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

6 Before development is commenced details of screening (including position, type of construction and height) along the north western boundary shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall thereafter be fully implemented, to be reasonable satisfaction of the Local Planning Authority, before occupation of the dwelling.

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

7 The disposal of foul water shall be by means of a mini-treatment plant or a Bio-Disc system. Full details of whichever system is preferred shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: Policy E15 of the South Holland District Local Plan prevents the use of septic tanks unless applicants can show they will work satisfactorily in the long term. No such evidence has been submitted.

This permission is granted in accordance with the application submitted as revised by the amended plan (dwg no. 771990/6B) received by the Local Planning Authority on 26 Jan 99.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

03-FEB-99 Checked ✓ 1 3/2 MG 5/2.

Authorised to issue (inc Delegation)..... 8/2