SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0929/95 Received:21-DEC-95 Type:FULL

Name: Mr A R Jarvis
'Littleport'
Fleet Road
Holbeach
Spalding, Lincs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed dwelling and garage including new vehicular access

Location : Land Off Lapwater Lane Holbeach St Marks
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 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.

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 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.

4 The hawthorn/ash hedging to be retained along the south western boundary shall not be cut back to a height less than 1.5 metres. All losses shall be made good, as and when necessary, and all replanting shall be allowed to reach a height of at least 1.5 metres.

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

5 Before development is commenced details (including position and planting height) of a hawthorn hedge along the whole of the eastern boundary shall be submitted to and approved by the Local Planning Authority.

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)

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

6 The proposed hedging along the eastern and south western boundaries of the site shall be allowed to grow to a height not less than 1.5 metres. Such hedging shall be maintained by the owner or owners of the land on which it is situated for the period of five years, beginning with the date of completion of the landscaping scheme, and during that period all losses shall be made good as and when necessary. Any replanting shall be allowed to reach a height of at least 1.5 metres.

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

7 Before the dwelling is commenced the existing building upon the site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the rural locality.

8 Before development is commenced details of screening (including position, type and height) along the northern boundary of the site shall be submitted to and approved by the Local Planning Authority. Such a scheme as may be approved shall be put into effect before occupation of the dwelling.

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

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing number 2419-5A), received by the Local Planning Authority on 21 December 1995.

Director of Housing and Planning Services
19-FEB-96 H09/0929/95

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.

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Town and Country Planning Act etc

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that permission has been granted (or equiv)
on the following condition(s):

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2 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.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of ~~five~~ 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~~ 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.

4 The hawthorn/ash hedging along the site's south western boundary shall be retained in accordance with the details accompanying the application. All losses shall be made good, to the reasonable satisfaction of the Local Planning Authority.

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

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be submitted to and approved by the Local Planning Authority.

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15-FEB-96 AD check....

Authorised to issue (inc Delegation).....