FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1148/98 Received:04-JAN-99 Type:FULL

Name: Mr & Mrs M Brown
Spalding Road
Holbeach
Spalding
Lincolnshire

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincolnshire

Description: Erect house and garage.

Location : Damgate Holbeach
Spalding Lincolnshire

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 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.

3 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.

4 The existing hawthorn hedge along the western boundary of the site shall be retained at a height of at least 1.8 metres and in the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 10 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity.

5 The disposal of foul water shall be by way of a package treatment plant. Full details of the proposed system 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 1:500 block plan received by the Local Planning Authority on 2nd February 1999.

Director of Housing and Planning Services
03-MAR-99 H09/1148/98

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.

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: H09/1148/98 Received:04-JAN-99 Type:FULL

Name: Mr & Mrs M Brown
Spalding Road
Holbeach
Spalding
Lincolnshire

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincolnshire

Description: Erect house and garage.

Location : Damgate Holbeach
Spalding Lincolnshire

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 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.

3 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.

X 4 The existing hawthorn hedge along the western boundary of the site shall be retained at a height of at least 1.8 metres and in the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 5 10 years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.

Reason: In the interests of visual amenity.

5 The disposal of foul water shall be by way of a package treatment plant. Full details of the proposed system 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 1:500 block plan ~~(Drg No B781/2)~~ received by the Local Planning Authority on 2nd February 1999.

03
~~02~~-MAR-99

Checked ..✓..1.2/3...DMF 3/3.

Authorised to issue (inc Delegation).....✓ 3/3

Please do not date decision notice before 3/3/99. (consultation period)