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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

**Town and Country Planning Act 1990**

# Planning Permission

Reference: H09/1241/02 Received: 14-NOV-02 Type: FULL

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

Agent: Sovereign Homes
The Coach House
Seagate Hall, Vicarage Lane
Long Sutton
Spalding Lincs

Description: Erection of 7 dwellings (5 bungalows, 2 houses) including demolition of existing bungalow and outbuildings (revised scheme)

Location : Rear of 32 Fishpond Lane Holbeach

**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 private carriageway shall be constructed and surfaced in accordance with the approved details prior to occupation of any dwelling upon the site.

Reason: To ensure the provision of safe and adequate means of access.

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SOUTH HOLLAND DISTRICT COUNCIL

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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 Prior to the commencement of the development a scheme of lighting for the private drieway shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as approved shall be fully installed and available for use in perpetuity.

Reason: In the interest of the amenity of the area and security of the future occupiers of the dwellings.

6 Prior to the commencement of the development a contaminated land risk assessment in accordance with Part 2A of the Environmental Protection Act, 1990 shall be undertaken to ascertain whether or not there is a pollutant linkage associated with the land use. Such results shall be submitted to and approved in writing by the Local Planning Authority and any recommendations implemented as part of the development of the site.

Reason: In the interests of the future occupiers of the dwellings.

7 Before development is commenced precise details of boundary screening shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be implemented in its entirety before any dwelling is occupied.

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

Note(s):

The determined plans are:
Dwg no. SH3212/01; House types York, Leicester and Derwent 2; Amended House types Sandown and Chelsea; Double and Single Garage specification - all received 14 November 2002.

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**Head of Planning & Development**
**11 FEB 2003**

H09/1241/02

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.

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**Town and Country Planning Act etc**

# DRAFT PERMISSION

Reference H09/1241/02 Received: 14-NOV-02 Type: FULL

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

Agent: Sovereign Homes
The Coach House
Seagate Hall, Vicarage Lane
Long Sutton
Spalding Lincs

Description: Erection of 7 dwellings (5 bungalows, 2 houses) including demolition of existing bungalow and outbuildings (revised scheme)

Location : Rear of 32 Fishpond Lane Holbeach

**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 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 private carriageway shall be constructed and surfaced in accordance with the approved details prior to occupation of any dwelling upon the site.

Reason: To ensure the provision of safe and adequate means of access.

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 Prior to the commencement of the development a scheme of lighting for the private drieway shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as approved shall be fully installed and available for use in perpetuity.

Reason: In the interest of the amenity of the area and security of the future occupiers of the dwellings.

6 Prior to the commencement of the development a contaminated land risk assessment in accordance with Part 2A of the Environmental Protection Act, 1990 shall be undertaken to ascertain whether or not there is a pollutant linkage associated with the land use. Such results shall be submitted to and approved in writing by the Local Planning Authority and any recommendations implemented as part of the development of the site.

Reason: In the interests of the future occupiers of the dwellings.

7 Before development is commenced precise details of boundary screening shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be implemented in its entirety before any dwelling is occupied.

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

Note(s):

The determined plans are:
Dwg no. SH3212/01 received on 14 Nov 02.
House types York, Leicester and Derwent 2 received on 14 Nov 02.
Amended House types Sandown and Chelsea received on 14 Nov 02.
Double and Single Garage specification received on 14 Nov 02.

**Head of Planning & Development**
**07 FEB 2003**

H09/1241/02

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

**Town and Country Planning Act 1990**

# Approval required by Condition of Permission

Reference: H09/0151/03 Received: 12-FEB-03 Type: CONDITION COMPLIANCE

Name: Sovereign Homes
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton, Lincs. PE12 9AF

Agent: Sovereign Homes
The Coach House
Seagate Hall
Vicarage Lane
Long Sutton, Lincs. PE12 9AF

Description: Details of materials, lighting scheme, contaminated land risk assessment and boundary screening (Conditions 2, 5, 6 & 7 of **H09/1241/02**)

Location : Rear of 32 Fishpond Lane Holbeach

**South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:**

Note(s):

The determined plans are:
Dwg no. SH3212/01, External Materials Schedule (ref: 01/03), Foundation Investigation Report (dated 18 December 2002) and Interpretive Report on Chemical Test Results (dated 24 January 2003) received 12 February 2003.

**Head of Planning & Development**
**12-MAR-03**

H09/0151/03

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.

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