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

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1323/00 Received: 08-NOV-00 Type: PERMISSION RENEWAL

Name: G W Sedman
White Bungalow
Ravens Bank
Holbeach Spalding
Lincs PE12 8RB

Agent: G W Sedman
White Bungalow
Ravens Bank
Holbeach Spalding
PE12 8RB

Description: Erection of bungalow including demolition of existing dwelling (renewal of H09/1043/97)

Location : 'Altbrook' Ravens Bank
Holbeach Fen 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 written 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;
(3) 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 development is commenced, details of a landscaping scheme showing the following shall

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HOUSING & PLANNING SERVICES DEPARTMENT

be submitted to and approved in writing by the Local Planning Authority; namely
(1) The positions, height and species of existing trees.
(2) Proposals for felling or retention of existing trees.
(3) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

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

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 Within three months of occupation of the dwelling hereby permitted the existing building upon the site shall be demolished and associated rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

6 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.

The determined plans are:-
1:2500 and 1:200 plans received 30 September 2000.

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.

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HOUSING & PLANNING
SERVICES DEPARTMENT

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The applicant is advised that the Local Planning Authority may not permit a further renewal if the existing building is allowed to deteriorate to such an extent that the residential use is considered to be abandoned.

Director of Housing and Planning Services
22 DEC 2000

H09/1323/00

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Agent: G W Sedman
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PE12 8RB

Description: Erection of bungalow including demolition of existing dwelling (renewal of H09/1043/97)

Location : 'Altbrook' Ravens Bank
Holbeach Fen 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 written 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;
(3) 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 development is commenced, details of a landscaping scheme showing the following shall

be submitted to and approved in writing by the Local Planning Authority; namely
(1) The positions, height and species of existing trees.
(2) Proposals for felling or retention of existing trees.
(3) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

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

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 Within three months of occupation of the dwelling hereby permitted the existing building upon the site shall be demolished and associated rubble cleared from the site, ~~to the reasonable satisfaction of the Local Planning Authority.~~

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

6 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.

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The applicant is advised that the Local Planning Authority may not permit a further renewal if the existing building is allowed to deteriorate to such an extent that the residential use is considered to be abandoned.

Director of Housing and Planning Services
20 DEC 2000

H09/1323/00

UTS
22-12-00