FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H11/0777/98 Received:30-JUL-98 Type:FULL

Name: Mr D McEwan
Greenwood House
Churchway
Tydd St Mary
Wisbech. PE13 5QY

Agent: Mr D McEwan
Greenwood House
Churchway
Tydd St Mary
Wisbech. PE13 5QY

Description: Erection of 4 bed dwelling and garage

Location : Station Road Long Sutton
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 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 No part of any wall, hedge or fence shall, for the whole site frontage, exceed 0.6 metres in height above the lowest level of the adjoining

**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)

SOUTH HOLLAND DISTRICT COUNCIL

carriageway of the highway at any time.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 Before the dwelling is occupied a 1.8 metre high close boarded fence shall be erected along the north-eastern boundary of the site in accordance with details shown on the 1:250 site plan accompanying the application.

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

Director of Housing and Planning Services
24-SEP-98 H11/0777/98

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.

**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)

Town and Country Planning Act etc

## DRAFT PERMISSION

Reference: H11/0777/98 Received:30-JUL-98 Type:FULL

Name: Mr D McEwan
Greenwood House
Churchway
Tydd St Mary
Wisbech. PE13 5QY

Agent: Mr D McEwan
Greenwood House
Churchway
Tydd St Mary
Wisbech. PE13 5QY

Description: Erection of 4 bed dwelling and garage

Location : Station Road Long Sutton
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 ard 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 No part of any wall, hedge or fence shall, for the whole site frontage, exceed 0.6 metres in height above the lowest level of the adjoining

carriageway of the highway at any time.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 Before the dwelling is occupied a 1.8 metre high close boarded fence shall be erected along the north-eastern boundary of the site in accordance with details shown on the 1:250 site plan accompanying the application.

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

21-SEP-98 Checked ..... 22/9

Authorised to issue (inc Delegation)..... 22/9