

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H11/1220/97

Received:19-NOV-97 Type:FULL

Name: Maytree Designs Ltd
3 Colemans Court
Woad Lane
Long Sutton
Spalding Lincs PE12 9LD

Agent: L A Building Design
Architectural & Surveying
55 Hannam Boulevard
Spalding
Lincs PE11 1LB

Description: Erection of dwelling on Plot 1 with roads and sewers
infrastructure development

Location : The Plough Site, Roman Bank 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 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 proposed dwelling is occupied, the private drive shall be
constructed in accordance with the details shown on the submitted drawing
no's 01A, 02A and 03 (received on 19 November 1997).

Reason: To provide satisfactory access to the dwelling.

- 4 Before any dwelling is commenced, all of that part of the private estate
road and associated footways that forms the junction with the main road
and which will be constructed within the limits of the existing highway,
shall be laid out and constructed to finished surface levels in
accordance with details to be submitted to and approved in writing by the
Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians
travelling along the existing public highway in the interests of highway
safety and convenience.

- 5 Prior to the occupation of the dwelling, the screen walling and fencing shall be erected to the reasonable satisfaction of the Local Planning Authority. The walling shall be constructed in the same brick as that of the dwelling.

Reason: In the interests of visual and residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans (Drg No's 97/12 - 01B and 97/12 - 05A) received on 16 December 1997 by the Local Planning Authority.

For the avoidance of doubt, your attention is drawn to the fact that this permission does not relate to the layout of dwellings shown on plots 2, 3, and 4, although it is the expectation of the Local Planning Authority that subsequent development will confirm to this layout, except in respect of plot 4 where a different positioning of the dwelling will need to be arrived at to accommodate the presence of the adjoining protected trees. It should also be borne in mind that before the development of plot 2, the Local Planning Authority would ensure that, in granting planning permission, either a condition was imposed requiring that planning permission H11/1219/97 was implemented or, alternatively, that outline planning permission H11/0437/96 was revoked.

Similarly, for the avoidance of doubt your attention is drawn to the fact that this permission does not relate to the provision of walling within the curtilage envisaged for the converted Public House.

Director of Housing and Planning Services
27-FEB-98 H11/1220/97

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H11/1220/97

Received: 19-NOV-97 Type: FULL

Name: Maytree Designs Ltd
3 Colemans Court
Wood Lane
Long Sutton
Spalding Lincs PE12 9LD

Agent: L A Building Design
Architectural & Surveying
55 Hannam Boulevard
Spalding
Lincs PE11 1LB

Description: Erection of dwelling on Plot 1 with roads and sewers
infrastructure development

Location : The Plough Site, Roman Bank 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 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.

- X 3 Before the proposed dwelling is occupied, the private drive shall be constructed in accordance with the details shown on the submitted drawing no's 01A, 02A and 03 (received on 19 November 1997).

Reason: To provide satisfactory access to the dwelling. *PRIVATE*

- 4 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which ~~will be constructed within the limits of the existing highway~~ *STET* shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

X of the private road which can be

- 5 Prior to the occupation of the dwelling, the screen walling and fencing shall be erected to the reasonable satisfaction of the Local Planning Authority. The walling shall be constructed in the same brick as that of the dwelling.

Reason: In the interests of visual and residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans (Drg No's 97/12 - 01B and 97/12 - 05A) received on 16 December 1997 by the Local Planning Authority.

For the avoidance of doubt, your attention is drawn to the fact that this permission does not relate to the layout of dwellings shown on plots 2, 3, and 4, although it is the expectation of the Local Planning Authority that subsequent development will confirm to this layout, except in respect of plot 4 where a different positioning of the dwelling will need to be arrived at to accommodate the presence of the adjoining protected trees. It should also be borne in mind that before the development of plot 2, the Local Planning Authority would ensure that, in granting planning permission, either a condition was imposed requiring that planning permission H11/1219/97 was implemented or, alternatively, that outline planning permission H11/0437/96 was revoked.

Similarly, for the avoidance of doubt your attention is drawn to the fact that this permission does not relate to the provision of walling within the curtilage envisaged for the converted Public House.

26-FEB-98

Checked *[Signature]*.....*[Signature]*

Authorised to issue (inc Delegation).....*[Signature]* 27/2..