FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H12/1027/96 Received:13-NOV-96 Type:FULL

Name: Mr & Mrs R Day
The Willows
Lutton Gowts
Spalding
Lincs

Agent: Architectural Design Services
S J Thrower
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Proposed three-bedroomed bungalow and garage

Location : The Willows, Lutton Gowts 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 development is commenced, a more detailed landscaping scheme showing the following shall be submitted to and approved in writing by the Local Planning Authority;
namely
(i) The positions, height and species of existing trees.
(ii) Proposals for felling or retention of existing trees.
(iii) 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 locality.

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 five 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 development is commenced more specific details of the external material of the roof shall be submitted to and approved in writing by the Local Planning Authority.

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

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

5 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 enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 Before the bungalow hereby permitted is occupied the new access shall be completed, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory vehicular access to the site, in the interests of highway safety.

7 Before commencement of the new dwelling the existing buildings shall be demolished and associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the rural locality.

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.

The applicant is reminded of the existence of a public footpath running along the southern and western boundaries of the site.

Director of Housing and Planning Services
08-JAN-97 H12/1027/96

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) FC.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

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Wisbech Cambs PE13 5LH

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Location : The Willows, Lutton Gowts 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 development is commenced, a more detailed landscaping scheme showing the following shall be submitted to and approved in writing by the Local Planning Authority:
namely
(i) The positions, height and species of existing trees.
(ii) Proposals for felling or retention of existing trees.
(iii) 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 locality.

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 five 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 development is commenced more specific details of the EXTERNAL material ~~to be used for the external~~ OF THE roof shall be submitted to and approved in writing by the Local Planning Authority.

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

5 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 enable vehicles to enter and leave the highway in forward gear, in the interests of road safety.

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06-JAN-97 Checked 8/1

Authorised to issue (inc Delegation)..... 8/1

Close to terminal date.