SALLY WALTHAM
BA (Hons) F.C.I.H.
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H12/1259/99 Received: 14-DEC-99 Type: FULL

Name: Mr & Mrs S Watson
The Pines
12 Church Gate
Gedney
Spalding Lincolnshire

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Proposed dwelling and garage

Location : Plot 3 Roman Bank 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 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 Prior to the occupation of the dwelling hereby permitted the 1.5 metre wide footway at the frontage of the site, shown on Drawing No. 99/25/01B, shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access on foot for residents and their visitors.

4 Prior to the occupation of the dwelling hereby permitted the surface water drainage system at the

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HOUSING & PLANNING SERVICES DEPARTMENT

Roman Bank frontage shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the highway and the adjacent properties are not adversely affected by reason of flooding by surface water run-off.

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.

The determined plans are:- Drawing No.s 99/25/01B and 99/25/10 and 1:2500 plan received 14 December 1999.

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.

Director of Housing and Planning Services
02 FEB 2000

H12/1259/99

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

Reference H12/1259/99 Received: 14-DEC-99 Type: FULL

Name: Mr & Mrs S Watson
The Pines
12 Church Gate
Gedney
Spalding Lincolnshire

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Proposed dwelling and garage

Location : *Plot 3 Roman Bank 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 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 Prior to the occupation of the dwelling hereby permitted the 1.5 metre wide footway at the frontage of the site, shown on Drawing No. 99/~~12~~23/01B, shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access on foot for residents and their visitors.

4 Prior to the occupation of the dwelling hereby permitted the surface water drainage system at the

Roman Bank frontage shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the highway and the adjacent properties are not adversely affected by reason of flooding by surface water run-off.

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 ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety. Reason : 821

The determined plans are:- Drawing No.s 99/25/01B and 99/25/10 and 1:2500 plan received 14 December 1999.

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.

Director of Housing and Planning Services
31 JAN 2000

H12/1259/99

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HTS
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