



Town and Country Planning Act 1990

Planning Permission

Reference: H13/0363/95

Received: 07-APR-95 Type: FULL

Name: Mr E Bailey
Pipwell Gate
Moulton Seas End
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of three bedroomed house

Location : Seas End Road Moulton Seas End
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 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 development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 5 Before the dwelling is occupied the 1.8 metre high fencing shown on the plan accompanying the application (drawing 94028:1, received by the Local

Planning Authority on 7 April 1995) shall be erected to the reasonable satisfaction of the Local Planning Authority.

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

- 6 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.

- 7 Before the dwelling is occupied the existing hedge along the site's frontage shall, for the whole of the frontage, be reduced to a height not exceeding 0.9 metre above the adjoining carriageway edge, and so maintained thereafter.

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.

Director of Housing and Planning Services
31-MAY-95 H13/0363/95

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

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on the following condition(s):

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22-MAY-95

AD check.....*AP 30/5*.....

Authorised to issue (inc Delegation).....*JP 30/5*.....