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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0624/95 Received:28-JUN-95 Type:FULL

Name: Mr D Barnett
Harrox House
Moulton
Spalding
Lincs

Agent: E J Saunders R I B A
The Continent
Ticknall
Derby
DE73 1JZ

Description: Erection of two houses on land occupied by industrial premises
Location : Land adj. to Harrox House Moulton 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 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.

3 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.

4 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.

5 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by

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)

means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

6 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

7 Prior to the occupation of either of the dwellings, details shall be submitted to and approved in writing by the Local Planning Authority of their respective facing bricks. Likewise full details shall be submitted to and approved in writing by the Local Planning Authority of the artificial slates.

Reason: In the interest of visual amenity and because insufficient details of the facing materials have been supplied.

8 Prior to the commencement of the construction of house type 'A' full details shall be submitted to and approved in writing by the Local Planning Authority of the chimney, dentil courses, sills and tile creasing.

Reason: In the interests of visual amenity and because insufficient constructional and design details have been supplied.

9 Before the occupation of the dwelling, house type 'B', the colour of the rendering (and any subsequent colour) of that property shall be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

10 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

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11 The doors of the garages shall be of timber construction.

Reason: In the interests of visual amenity.

12 Before the occupation of the dwellings all rubble and materials caused by the demolition of the existing industrial building shall be removed from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

13 The existing railings along the frontage of the site with 'the green' shall not be removed except to provide vehicular access as shown on the approved plan.

Reason: In the interests of visual amenity and to protect the setting of the adjacent listed building known as 'Harrox House'.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 1 September 1995.

Director of Housing and Planning Services
20-OCT-95 H13/0624/95

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.

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