

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0804/98

Received: 26-AUG-98 Type: FULL

Name: Mr and Mrs L Anderson
Holly Cottage
Fengate Road
Moulton Chapel
Spalding Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincolnshire

Description: Replacement dwelling and garage with games room over
incl. temporary siting of mobile home.

Location : Holly Cottage Fengate Road
Moulton Chapel Spalding

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 the new dwelling is commenced the existing building on site shall be demolished and associated rubble cleared from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

- 4 At the expiration of a period of 2 years from the date of this permission or upon occupation of the dwelling (whichever is the sooner) the mobile home and any ancillary structures shall be removed from the site and the site reinstated, to the reasonable satisfaction of the Local Planning Authority.

Reason: The site is not considered suitable as a permanent caravan site and the development may cause injury to the amenity of the locality if permitted permanently. This permission has been granted only in view of the circumstances of the case to meet the special needs of the

applicant and this condition is therefore imposed to enable the Local Planning Authority to review the situation.

- 5 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.

- 6 Before the development hereby permitted is commenced samples of the materials to be used for external walls shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To define the terms of the permission and in the interests of visual amenity.

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.

Director of Housing and Planning Services
11-JAN-99 H13/0804/98

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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05-JAN-99

Checked ✓ *16/1*

Authorised to issue (inc Delegation)..... *16/1*