SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0185/98 Received:19-FEB-98 Type:FULL

Name: Nestwood Homes Dev. Ltd.
Corner House
Beck Bank
West Pinchbeck
Spalding Lincs

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

Description: Residential development - 2 no. four bed houses & garages and 1 no. three bed house & garage
Location : Land Adj. The Corner House Beck Bank West Pinchbeck 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 development hereby permitted is commenced details of the type and colour of the materials to be used for the external walls 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.

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 in writing 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 the dwellings commencing a footway, 1.5 metres wide shall be constructed along the site frontage, in accordance with details to be

SOUTH HOLLAND DISTRICT COUNCIL

submitted to and approved in writing by the Local Planning Authority.

Reason: To provide safe and adequate pedestrian access to the dwellings for the future residents and their visitors.

6 The rear boundary shall be fenced with a 1.8 metre high wire mesh fence.

Reason: To enclose the site with a fence which is not usually obtrusive in this open rural area.

7 Before any building operations are commenced, the dyke fronting the western boundary of the site shall be piped and filled to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development.

The applicants are advised to contact the Black Sluice Internal Drainage Board and the Engineering Section of the Building Services Department of the South Holland District Council prior to the piping and filling of the boundary dyke.

Director of Housing and Planning Services
14-APR-98 H14/0185/98

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.

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/0185/98 Received:19-FEB-98 Type:FULL

Name: Nestwood Homes Dev. Ltd.
Corner House
Beck Bank
West Pinchbeck
Spalding Lincs

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

Description: Residential development - 2 no. four bed houses & garages and 1 no. three bed house & garage
Location : Land Adj. The Corner House Beck Bank West Pinchbeck Spalding

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

Assume X walls only (not delete walls)

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

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 in writing 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 the dwellings commencing a footway, 1.5 metres wide shall be constructed along the site frontage, in accordance with details to be

Submitted to and

X approved, in writing by the LPA.

Reason: To provide safe and adequate pedestrian access to the dwellings for the future residents and their visitors.

X 6 The rear boundary shall be fenced with a 1.8 metre high wire ~~line~~ mesh fence.

Is this OK ✓ Reason: To enclose the site with a fence which is not usually obtrusive in this ~~area of openness across farm land~~ open Rural areas.

31-MAR-98 Checked ✓ 1/4 2/4

Authorised to issue (inc Delegation) ~~DR~~ 2/4

7. Before ~~the dwelling is occupied~~ any building operations are commenced the dyke fronting the western boundary of the site shall be piped and filled to the reasonable satisfaction of the LPA. (i.e. to ensure adequate drainage)

Note The applicants are advised to contact the Black Sluice Internal Drainage Board and the Engineering Section of the Building Services Department of the SHDC prior to the piping and filling of the boundary dyke.

Part 2/4