



Town and Country Planning Act 1990

## Planning Permission

Reference: H14/0433/98

Received: 28-APR-98 Type: FULL

Name: Mr & Mrs R J Bates  
 White House  
 Northgate  
 Pinchbeck  
 Spalding Lincs

Agent: Moulton Design  
 63 East Cobgate  
 Moulton  
 Spalding  
 Lincs PE12 6QJ

Description: Replacement dwelling (bungalow) including  
 demolition of existing cottage

Location : White House, Northgate Pinchbeck  
 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 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 Prior to the occupation of the dwelling hereby permitted, the existing dwelling shall be demolished and the rubble removed from the site.

Reason: To ensure a satisfactory development

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.

The applicants are advised to contact English Nature, Northminster House, Peterborough, PE1 1UA, prior to demolition of the existing dwelling, for advice over the possible presence of bats.

Director of Housing and Planning Services  
09-JUN-98 H14/0433/98

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

Reference: H14/0433/98

Received: 28-APR-98 Type: FULL

Name: Mr & Mrs R J Bates  
White House  
Northgate  
Pinchbeck  
Spalding Lincs

Agent: Moulton Design  
63 East Cobgate  
Moulton  
Spalding  
Lincs PE12 6QJ

Description: Replacement dwelling (bungalow) including  
demolition of existing cottage

Location : White House, Northgate Pinchbeck  
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 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 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 Prior to the occupation of the dwelling hereby permitted, the existing dwelling shall be demolished and the rubble removed from the site.

Reason: To ensure a satisfactory development

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.

The applicants are advised to contact English Nature, Northminster House, Peterborough, PE1 1UA, prior to demolition of the existing dwelling, to for advice over the possible presence of bats.

04-JUN-98

Checked A. H. L......

Authorised to issue (inc Delegation) 22.....