Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0446/03 Received: 08-APR-03 Type: FULL

Name: Mr Griffin & Ms Brooks
56 Southdown Road
Yaxley
Cambs

Agent: Jeffrey J Emms RIBA
Croeso Cottage
Park Lane
Fen Drayton
Cambridge CB4 5SW

Description: Demolition of existing dwelling and outbuildings and construction of replacement dwelling and garage block

Location : The Chestnuts, Glenside South Pinchbeck

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 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.

4 The development shall be carried out in accordance with the submitted and approved Flood Risk Assessment.

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Reason: To reduce the risk of flooding.

5 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.

6 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.

Note(s):

The determined plans are:
Dwg. No. P218-1, 972.100, 972.101 and Potton floor plans, elevations and garage details received 8 April 2003.
Flood Risk Assessment dated 29 May 2003, received 2 June 2003.

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 development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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Head of Planning & Development
23 JUL 2003

H14/0446/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H14/0446/03 Received: 08-APR-03 Type: FULL

Name: Mr Griffin & Ms Brooks
56 Southdown Road
Yaxley
Cambs

Agent: Jeffrey J Emms RIBA
Croeso Cottage
Park Lane
Fen Drayton
Cambridge CB4 5SW

Description: Demolition of existing dwelling and outbuildings and construction of replacement dwelling and garage block

Location : The Chestnuts, Glenside South Pinchbeck

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 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.

4 The development shall be carried out in accordance with the submitted and approved Flood Risk Assessment.

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Reason: To reduce the risk of flooding.

5 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.

6 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.

Note(s):

The determined plans are:
Dwg. No. P218-1, 972.100, 972.101 and Potton floor plans, elevations and garage details received 8 April 2003.
Flood Risk Assessment dated 29 May 2003.

Head of Planning & Development
22 JUL 2003

H14/0446/03

23/7/03

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H14/1559/03 Received: 24-DEC-03 Type: CONDITION COMPLIANCE

Name: Mr C Griffin
56 Southdown Road
Yaxley
Peterborough
Cambs, PE7 3JR

Agent: Mr C Griffin
56 Southdown Road
Yaxley
Peterborough
Cambs, PE7 3JR

Description: Details of external materials - Natural Slate and Ibstock Kestrel (Condition 3 **of H14/0446/03)**

Location : The Chestnuts Glenside South (B1180)
Pinchbeck, Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined details are:
Samples of Natural Slate and Ibstock Kestrel received 24 December 2003.

Head of Planning & Development
26-JAN-04

H14/1559/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H14/1538/03 Received: 19-DEC-03 Type: CONDITION COMPLIANCE

Name: Mr Griffin & Mr Brooks
56 Southdown Road
Yaxley
Peterborough
Cambridgeshire

Agent: Griffing & Brooks
56 Southdown Road
Yaxley
Peterborough
Cambridgeshire

Description: Details of landscaping **(Condition 5 of H14/0446/03)**

Location : The Chestnuts Glenside South
West Pinchbeck

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Applicant's letter, dated 19 November 2003, received 2 December 2003.
Dwg. no 972.100, (scale 1:200), received 19 December 2003.

Head of Planning & Development
26-JAN-04

H14/1538/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services