FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H15/0708/97 Received:24-JUN-97 Type:PERMISSION RENEWAL

Name: Mr J Dennis
The Manor
Leagate Road
Thornton-le-Fen
Lincoln LN4 4YN

Agent: Mr J Dennis
The Manor
Leagate Road
Thornton-le-Fen
Lincoln LN4 4YN

Description: Erection of two houses with integral garages
(Renewal of application H15/0466/94)
Location : 19 & 21 Town Drove Quadring
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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission.
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 five 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

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

The applicant is advised that the final development should be such as to ensure the development reflects the traditional design character of the village and the requirements of the Lincolnshire Design Guide for residential areas. In this respect, a pair of traditional semi-detached dwellings close to the footpath edge will be most appropriate, with the turning area situated at the rear of the properties.

The applicant is reminded that the disturbance of protected species such as bats and owls occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act, 1981. You are therefore advised to contact the Species Protection Section of English Nature at The Maltings Wharf Road, Grantham, Lincolnshire. NG31 6BH to gain their agreement to any work on the buildings before development is commenced.

Director of Housing and Planning Services
27-AUG-97 H15/0708/97

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

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on the following condition(s):

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26-AUG-97 Checked ...8..26/8....

Authorised to issue (inc Delegation) ...27/8...