Town and Country Planning Act etc

# DRAFT PERMISSION

Reference: H16/0229/97 Received:05-MAR-97 Type:FULL

Name: Brian Harding Construction
72 St Thomas's Road
Spalding
Lincs
PE11 2XT

Agent: Paul Sharman
23 East Street
Crowland
Peterborough
PE6 0EN

Description: Erect one pair of semi- detached three bedroom houses with garages
Location : Building Plots at Cradge Bank 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 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.

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 approved scheme is implemented satisfactorily.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the amended plan received on 12 May 1997 by the Local Planning Authority.

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.

5 A fence ~~close~~boarded 1.8m high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along all the

boundaries of the site, except the highway boundary before the building hereby permitted is brought into use.

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

6 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.

This permission is granted in accordance with the application submitted as revised by the amended plans received on 12 May 1997 by the Local Planning Authority.

23-MAY-97 Checked ....

Authorised to issue (inc Delegation)....