SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0456/96 Received:22-MAY-96 Type:FULL

Name: Fenbank Builders
Rose Lodge
Stockwell Gate
Whaplode
Spalding Lincs

Agent: L M Cooper
Jasmine Cottage
Swindlers Drove
Spalding
Lincs

Description: Demolition of railway house and erection of new dwelling

Location : 99 Rangell Gate Low Fulney
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 development is commenced a sample of the brick to be used for the external walls shall be submitted to and approved in writing by the Local Planning Authority.

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

3 Before development is commenced, the following details relating to the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, namely:
i) The positions, heights and species of existing trees.
ii) Proposals for felling or retention of existing trees.
iii) Details of the planting heights of the proposed trees.

Reason: To ensure a satisfactory landscaping scheme, in the interests of the visual amenities of the rural locality.

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 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.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

5 Before development is commenced details (including position, species and height of planting) of the hedging along the northern and western boundaries shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme 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 hedging shall be maintained by the owner(s) of the land on which it is situated for a period of five years, beginning with the date of the completion of the scheme, and all losses shall be made good during that period. The existing/proposed hedging shall be retained at or allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the rural locality.

6 Within three months of the date of occupation of the new dwelling the existing cottage shall be demolished and associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

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

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.

Director of Housing and Planning Services
10-JUL-96 H16/0456/96

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: H16/0456/96 Received:22-MAY-96 Type:FULL

Name: Fenbank Builders
Rose Lodge
Stockwell Gate
Whaplode
Spalding Lincs

Agent: L M Cooper
Jasmine Cottage
Swindlers Drove
Spalding
Lincs

Description: Demolition of railway house and erection of new dwelling

Location : 99 Rangell Gate Low Fulney
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 development is commenced a sample of the brick to be used for the external walls shall be submitted to and approved in writing by the Local Planning Authority.

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

3 Before development is commenced, the following details relating to the landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, namely:
i) The positions, heights and species of existing trees.
ii) Proposals for felling or retention of existing trees.
iii) Details of the planting heights of the proposed trees.

Reason: To ensure a satisfactory landscaping scheme, in the interests of the visual amenities of the rural locality.

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 five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

DC
Is this OK
Yes

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING SERVICES DEPARTMENT

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H16/0456/96

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0813/96 Received:29-AUG-96 Type:CONDITION COMPLIANCE

Name: Fenbank Builders
Rose Lodge
Stockwell Gate
Whaplode
Spalding Lincs

Agent: L Cooper
Jasmine Cottage
Swindlers Drove
Spalding
Lincs

Description: Landscaping and brick details (Conditions 2 & 3 of H16/0456/96)

Location : 99 Rangell Gate Low Fulney
Spalding Lincs

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:

sgd S A WALTHAM
Director of Housing and Planning Services

10-SEP-96 H16/0813/96