SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0459/96 Received:27-JUN-96 Type:OUTLINE

Name: Mr & Mrs K Butters
Greyfriars
Tydd Gote
Wisbech
Cambs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed dwelling including siting

Location : Beechfield Gardens Spalding
Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

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 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 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.

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.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions to the dwelling or free standing buildings, enclosures or swimming pool or other pool shall be erected on the land.

Reason: To safeguard the adjacent trees which are the subject of a Tree Preservation Order No 1. (1961) (Spalding).

6 Prior to development being commenced all trees being retained on the site shall be fenced off at least 1.5 metres beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

7 Under no circumstances shall any material, machinery, tools, fuel etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. No trenches shall be dug within the canopy spread of the trees. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 The access drive shall only be provided with a permeable surface and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no impermeable surface shall be laid.

Reason: To safeguard the adjacent trees which are the subject of Tree Preservation Order No 1. (1961) (Spalding).

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 6 November 1996.

Your attention is drawn to the implications of the Building Regulations with regard to the siting of the building close to the protected trees.

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

Director of Housing and Planning Services
19-DEC-96 H16/0459/96

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: H16/0459/96 Received:27-JUN-96 Type:OUTLINE

Name: Mr & Mrs K Butters
Greyfriars
Tydd Gote
Wisbech
Cambs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed dwelling including siting

Location : Beechfield Gardens Spalding
Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 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.

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.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions to the dwelling or free standing buildings, enclosures of swimming pool or other pool shall be erected on the land.

Reason: To safeguard the adjacent trees which are the subject of a Tree Preservation Order No 1. (1961) (Spalding).

6 Prior to development being commenced all trees being retained on the site shall ~~should~~ be fenced off at least 1.5 metres beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

7 Under no circumstances shall any material, machinery, tools, fuel etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. No trenches shall be dug within the canopy spread of the trees. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 The access drive shall only be provided with a permeable surface and notwithstanding ~~Planning Scheme Development Order 1995, surface shall be laid~~ the provisions of the Town and Country Planning General Development Order 1995, no impermeable surface shall be laid.

Reason: To safeguard the adjacent trees which are the subject of a Tree Preservation Order No 1. (1961) (Spalding).

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 6 November 1996.

Your attention is drawn to the implications of the Building Regulations with regard to the siting of the building ~~code~~ close to the protected trees.

10-DEC-96

Checked .....

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