

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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D I S T R I C T C O U N C I L
H O U S I N G & P L A N N I N G
S E R V I C E S D E P A R T M E N T

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0591/99

Received: 26-JUL-99

Type: FULL

Name: Mr L Martell
1 Sycamores
Little London
Spalding, Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Erect new dwelling

Location : Spalding Common Little London
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 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 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.

- 4 Prior to commencement of use of the access, a visibility splay shall be formed on the north side of the site's frontage to London Road. The splay shall be 2.0 metres x 80 metres measured from the

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**HOUSING & PLANNING
SERVICES DEPARTMENT**

centre line of the access on the edge of the carriageway of London Road to points on the access centre line and on the carriageway edge north of the access respectively. The splay shall be kept clear of all obstructions exceeding 0.6 metres in height at all times.

Reason: To ensure the provision of adequate visibility for drivers emerging from the access in the interests of highway safety.

- 5 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.

- 6 Any hedgerow planted along the north eastern boundary with No. 4 The Sycamores, shall be maintained at a height of no more than 2 metres.

Reason: The adjacent bungalow, No. 4 The Sycamores, is located between 3 and 5 metres from the boundary with habitable room windows facing. The growth of any hedge on the boundary to extreme heights would result in a significant loss of light to the bungalow and damage its amenity.

- 7 The existing hedge shall be retained at a height of at least 2.5 metres along the boundary of the site apart from at the access point and in the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 5 years, beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary, the hedge shall be allowed to reach a height of at least 2.5 metres.

Reason: In the interests of the visual amenity of the street scene.

The determined plans are:-

Dwg nos. AB/1 & AB/2 received on 26 Jul 99.

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

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06 OCT 1999

H16/0591/99

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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d 1/10
Pm 1/10
Dr 1/10