SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0653/95 Received:23-JUN-95 Type:PERMISSION RENEWAL

Name: Mr G M Johnson
Locks Farm
Cowbit Road
Spalding
Lincs

Agent: Mr G M Johnson
Locks Farm
Cowbit Road
Spalding
Lincs

Description: Erection of dwelling (renewal of H16/0810/90)

Location : 'Lyndale', Cowbit Road 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 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 interest of road safety.

5 The existing cottage on site shall be demolished and rubble cleared from the site no later than three months after the completion date of the

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)

SOUTH HOLLAND DISTRICT COUNCIL

proposed development.

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. Also, if the existing cottage were to be retained, it would have an unacceptable relationship with the proposed dwelling and would leave both with an unacceptable level of residential amenity.

This permission is granted in accordance with the original application submitted as revised by the amended plan received by the Local Planning Authority on 12 December 1990.

Director of Housing and Planning Services
16-AUG-95 H16/0653/95

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: H16/0653/95 Received:23-JUN-95 Type:PERMISSION RENEWAL

Name: Mr G M Johnson
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Agent: Mr G M Johnson
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Lincs

Description: Erection of dwelling (renewal of H16/0810/90)

Location : 'Lyndale', Cowbit Road 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 by the Local Planning Authority. IN WRITING

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 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 interest of road safety.

5 The existing cottage on site shall be demolished and rubble cleared from the site no later than three months after the completion date of the

proposed development.

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. Also, if the existing cottage were to be retained, it would have an unacceptable relationship with the proposed dwelling and would leave both with an unacceptable level of residential amenity.

This permission is granted in accordance with the original application submitted as revised by the amended plan [redacted] received by the Local Planning Authority on 12 December 1990.

14-AUG-95

AD check.....15/8.....

Authorised to issue (inc Delegation).....15/8.....