Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0690/03 Received: 30-MAY-03 Type: FULL

Name: Mr & Mrs P Turner
154 Pinchbeck Road
Spalding
Lincs
PE11 1QN

Agent: Mark Dennis
Architectural Services
32 Primrose Crescent
Pinchbeck
Spalding Lincs PE11 3RT

Description: Proposed 4 bedroomed house with attached double garage and store

Location : Land adj. 156 Pinchbeck Road Spalding

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 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.

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

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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.

Note(s):

The determined plans are:
Dwg. nos. 02.020/04, /05 & /06 received 30 May 2003.

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

The Environment Agency has objected to the proposal given the absence of a Flood Risk Assessment (FRA) under the provisions of Planning Policy Guidance Note No. 25 'Development and Flood Risk', July 2001. However, you are advised that this Council published a Strategic Flood Risk Assessment (SFRA) in February 2003 which shows the application site to be within an area adequately defended by existing Drainage Board systems. The Council is therefore satisfied that in this instance planning permission can be approved without the requirement of a Flood Risk Assessment. The Environment Agency has been notified of this decision.

Details of the Council's SFRA are available at the Council Offices, Priory Road, Spalding or on the Council's web-site, www.sholland.gov.uk.

Head of Planning & Development
21 JUL 2003 H16/0690/03

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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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0690/03 Received: 30-MAY-03 Type: FULL

Name: Mr & Mrs P Turner
154 Pinchbeck Road
Spalding
Lincs
PE11 1QN

Agent: Mark Dennis
Architectural Services
32 Primrose Crescent
Pinchbeck
Spalding Lincs PE11 3RT

Description: Proposed dwelling 4 bedroomed house with attached double garage and store.

Location : Land adj. 156 Pinchbeck Road Spalding

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 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.

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

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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.

Note(s):

The determined plans are:
Dwg. nos. 02.020/04, /05 & /06 received 30 May 2003.

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

SN23

Head of Planning & Development
14 JUL 2003

H16/0690/03

21/7/03

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0251/04 Received: 24-FEB-04 Type: CONDITION COMPLIANCE

Name: Mr & Mrs P Turner
154 Pinchbeck Road
Spalding
Lincs
PE11 1QN

Agent: Mark Dennis
Architectural Services
32 Primrose Crescent
Pinchbeck
Spalding, Lincs, PE11 3RT

Description: Details of materials (Condition 2 of H16/0690/03)

Location : Land adjacent to 156 Pinchbeck Road Spalding

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:

Note(s):

The determined details are:
Desimdel Mozart blend facing brick and Redland Downland plain hedgerow brown roof tiles received 24 February 2004.

Head of Planning & Development
04-MAR-04

H16/0251/04

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0331/04 Received: 11-MAR-04 Type: CONDITION COMPLIANCE

Name: Mr & Mrs P Turner
154 Pinchbeck Road
Spalding
Lincs
PE11 1QN

Agent: Mark Dennis
Architectural Services
32 Primrose Crescent
Pinchbeck
Spalding Lincs. PE11 3RT

Description: Details of landscaping (Condition 3 of **H16/0690/03**)

Location : Land adjacent 156 Pinchbeck Road Spalding

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:

Note(s):

The determined plans are:
Dwg no. 02.020/04A received 11 March 2004.

Head of Planning & Development
23-MAR-04

H16/0331/04

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.