SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0864/95 Received:23-AUG-95 Type:RESERVED MATTERS

Earlier Permission: H16/0569/93

Name: Mr & Mrs M Sandom
c/o Wagtail House
The Raceground
Little London
Spalding, Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erection of bungalow

Location : Plot at The Raceground Little London
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 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.

2 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.

3 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre 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.

4 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

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4 be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

5 The foundations for the passing bay shall be prepared using hand tools only. The compaction of hardcore and tarmac shall be carried out carefully, taking account of any major (diameter greater than 20mm) tree roots found. On no account shall any major tree roots be severed.

Reason: The trees adjacent to the proposed passing bay are Preserved by TPO (Spalding) 14 1983 and therefore the passing bay must be carefully constructed.

The passing bay should be constructed to the satisfaction of the Highway Authority and you should contact the Divisonal Surveyor (Tel. 01775 769091) before commencing works on site.

Director of Housing and Planning Services
06-OCT-95 H16/0864/95

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

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Location : Plot at The Raceground Little London
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South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 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.

2 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.

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Reason: To safeguard the trees during development.

4 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.

When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

5 The foundations for the passing bay shall be prepared using hand tools only. The compaction of hardcore and tarmac shall be carried out carefully, taking account of any major (diameter greater than 20mm) tree roots found. On no account shall any major tree roots be severed.

Reason: The trees adjacent to the proposed passing bay are Preserved by TPO (Spalding) 14 1983 and therefore the passing bay must be carefully constructed.

The passing bay ~~shall~~ should be constructed to the satisfaction of the Highway Authority and you ~~shall~~ should contact the Divisional Surveyor (Tel. 01775 769091) before commencing works on site.

29-SEP-95 AD check.....AJ 2/10...

Authorised to issue (inc Delegation).....BZ 4/10.....

Is condition 4 (in particular) reasonable, just because it was omitted from outline?