SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0970/95 Received:04-OCT-95 Type:FULL

Name: Fenbank Builders
Rose Lodge
Stockwell Gate
Whaplode
Spalding Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Demolition of railway house and erection of new dwelling

Location : Rangells Gate Low Fulney
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 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.

3 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.

4 The existing hedge shall be retained at a height of at least 0.9 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 beech 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 0.9 metres.

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

Reason: In the interests of the visual amenity of the locality.

5 Before the development is commenced, the existing dwelling on the site shall be demolished and rubble cleared from the site.

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.

Director of Housing and Planning Services
16-NOV-95 H16/0970/95

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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that permission has been granted (or equiv)
on the following condition(s):

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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S. 5c38 Before development is commenced. ....details .. submitted & ok
(5c38 5.)

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

14-NOV-95 AD check... AP 14/11 ...

Authorised to issue (inc Delegation)..... DC 14/11 .....