SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/1010/97 Received:19-SEP-97 Type:OUTLINE

Name: The Fountain Family
c/o A G Fountain Esq
'Capri'
New York
Lincoln LN4 4YD

Agent: R Longstaff and Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Replacement dwelling and garage

Location : Spalding Common (Pt. OS Nos. 1564/1568)
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to 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 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 five 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 access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 The demolition of the existing dwelling shall be carried out between mid March and the end of April.

Reason: To reduce the probability of disturbing a hibernating roost of bats.

6 Within 12 months of the date the dwelling hereby permitted is occupied, 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.

If hibernating bats are found during the demolition of the existing dwelling, work should cease and advice be sought from English Nature, East Midlands Team, The Maltings, Wharf Road, Grantham, Lincolnshire, NG31 6BH. You are also reminded of your obligations under the Wildlife and Countryside Act 1981 which protects bats and other species.

If the developer of the new dwelling wishes to incorporate any bat friendly features advice from English Nature or the Lincolnshire Bat Group should be sought.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
02-JAN-98 H16/1010/97

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 : Spalding Common (Pt. OS Nos. 1564/1568)
Spalding Lincs

South Holland District Council hereby give notice
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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(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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30-DEC-97 Checked ...

Authorised to issue (inc Delegation)...

PJM 30-12