

FILE COPY



Terry Huggins  
Acting Chief Executive  
Andrew Petcher  
Acting Director of Customer Services  
Bob Atkins  
Director of Corporate Services

## Town and Country Planning Act 1990 Planning Permission

Reference: H16/1211/02      Received: 07-NOV-02      Type: FULL

Name: Fieldview Homes Ltd.  
9 Mallory Drive  
Spalding  
Lincs. PE11 2FJ

Agent: Fieldview Homes Ltd.  
9 Mallory Drive  
Spalding  
Lincs. PE11 2FJ

Description:      Demolition of existing bungalow and erection of four detached houses and associated garages

Location :      The Spinney, 161 Hawthorn Bank 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 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

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Priory Road  
Spalding  
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PE11 2XE

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satisfactorily.

- 4 The development shall be carried out in accordance with the approved Flood Risk Assessment.

Reason: In order to reduce the risk of flooding.

Note(s):

The determined plans are:

1:1250 site location plan, drawing nos. FVH/112, FVH/112/1, /2 & /3 and Standard Detached Double Garage Design Sheet received 7 November 2002.

External Materials Schedule received 24 March 2003.

Your attention is drawn to the enclosed advice letter and leaflets about bats and your responsibilities under the Wildlife & Countryside Act 1981 and Conservation (Habitats etc) Regulations 1994. If bats are found work must cease and English Nature contacted for advice on how to proceed. (The local bat group contact is Colin & Annette Faulkner tel: 01775 766286).

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 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.



**Head of Planning & Development**

**16 MAY 2003**

H16/1211/02

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.

**Town and Country Planning Act etc**  
**DRAFT PERMISSION**

Reference H16/1211/02

Received: 07-NOV-02    Type: FULL

Name: Fieldview Homes Ltd.  
9 Mallory Drive  
Spalding  
Lincs. PE11 2FJ

Agent: Fieldview Homes Ltd.  
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Lincs. PE11 2FJ

Description:        Demolition of existing bungalow and erection of four detached houses and associated garages

Location :        The Spinney, 161 Hawthorn Bank 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 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    The development shall be carried out in accordance with the approved Flood Risk Assessment.

Reason: In order to reduce the risk of flooding.

Note(s):

The determined plans are:

1:1250 site location plan received 7 November 2002.

Standard detailed double garage drawing, materials schedule and dwg nos. FVH/112, FVH/112/1, /2 and /3 received 24 March 2003.

Your attention is drawn to the enclosed advice letter and leaflets about bats and your responsibilities under the Wildlife & Countryside Act 1981 and Conservation (Habitats etc) Regulations 1994. If bats are found work must cease and English Nature contacted for advice on how to proceed. (The local bat group contact is Colin & Annette Faulkner tel: 01775 766286).

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.

**Head of Planning & Development**

**15 MAY 2003**

H16/1211/02

The determined plans are:  
1:1250 site location plan received 7 November 2002.  
Standard detailed double garage drawing, materials schedule and dwg nos. FVH/112, FVH/112/1, /2 and /3 received 24 March 2003.

The development is hereby permitted.



2003-2004  
Supporting the Rural Economy



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**Town and Country Planning Act 1990**

## **Approval required by Condition of Permission**

***COPY*** *Earlier App*

Reference: H16/0839/03

Received: 02-JUL-03

Type: CONDITION COMPLIANCE

Name: Fieldview Homes Ltd  
146 Pinchbeck Road  
Spalding  
Lincs

Agent: Robert Doughty Consultancy  
32 High Street  
Helpringham  
Sleaford  
Lincs NG34 0RA

Description: Details of landscaping scheme (Condition 2 of H16/1211/02)

Location : 161 Hawthorn Bank 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. 544/3 L01 received 2 July 2003.

**Head of Planning & Development**

**19-SEP-03**

H16/0839/03

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.