MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

4 NOV 1995

1098/95

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H17/0796/95 Received:17-AUG-95 Type:FULL

Name: Mr D E Tomlin
33 Halifax Drive
Leicester
LE4 2GX

Agent: Mr D E Tomlin
33 Halifax Drive
Leicester
LE4 2GX

Description: Erection of three-bed detached house with integral garage

Location : The Derelict Cottage (to be known as Fern Lea)
Gosberton Bank Spalding Lincs

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 Notwithstanding the details shown on the submitted plans, 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 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 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.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

5 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.

6 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety

7 Before the access is commenced to be used the existing hedge shall, for a distance of 5 metres on each side of the access, be lowered to a height not exceeding 0.6 metres above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Gosberton Bank.

8 Before the dwelling hereby permitted is occupied, the existing cottage shall be partially demolished and converted into an ancillary domestic building in accordance with the details shown on the submitted plans.

Reason: To ensure a satisfactory development, and to ensure compliance with the Council's policies relating to development in the countryside.

The applicant is advised that the submitted landscaping scheme should make the provision for substantial planting along the site's boundary with the new A16 and the south western boundary of the site.

sgd S A WALTHAM
Director of Housing and Planning Services

06-OCT-95 H17/0796/95

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H17/1098/95 Received:14-NOV-95 Type:CONDITION COMPLIANCE

Earlier Permission: H17/0796/95

Name: Mr D E Tomlin
33 Halifax Drive
Leicester
LE4 2GX

Agent: Mr D E Tomlin
33 Halifax Drive
Leicester
LE4 2GX

Description: Details of landscaping (Condition 2 of application H17/0796/95)
Location : Derelict Cottage Gosberton Bank
Spalding Lincs

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:

NOTES

This approval is granted on the basis that the gaps in the existing planting along the south western boundary of the site will be completely infilled with new hedge planting.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on 4 December 1995.

Director of Housing and Planning Services
05-FEB-96 H17/1098/95

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

Reference: H17/1098/95 Received:14-NOV-95 Type:CONDITION COMPLIANCE

Name: Mr D E Tomlin
33 Halifax Drive
Leicester
LE4 2GX

Agent: Mr D E Tomlin
33 Halifax Drive
Leicester
LE4 2GX

Description: Details of landscaping (Condition 2 of application H17/0796/95)
Location : Derelict Cottage Gosberton Bank
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

Note:
This approval is granted on the basis that the gaps in the existing planting along the south western boundary of the site will be completely infilled with new hedge planting.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on 4 December 1995.

30-JAN-96 AD check....

Authorised to issue (inc Delegation)....