

Town and Country Planning Act 1990 Planning Permission

Reference: H19/0211/03

Received: 24-FEB-03

Type: FULL

Name: Ms S Whitwell & Mr P Good
32 St Pauls Road
Spalding
Lincs
PE11 2LY

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Bungalow and detached garage

Location : Plot 2 South Eau Bank Gedney Hill

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 development is commenced more precise details of the materials to be used for the external walls and roof (including manufacturer and name) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

- 3 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.

- 4 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.

- 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 ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

- 6 Development shall not begin until the results of percolation tests (under BS:6297:1983) have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the ground conditions, together with the land area, are suitable to accommodate septic tank drainage. In the event that this can not be proven a package treatment plant shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the drainage works have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory foul drainage.

- 7 Before development is commenced details of screening along the eastern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme of screening shall be carried out in its entirety prior to occupation of the dwelling.

Reason: In the interests of the amenities of the locality.

Note(s):

The determined plans are:

Dwg no. 1583/AD/1 received on 14 May 03

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

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 Pote Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.



Head of Planning & Development
06 JUN 2003

H19/0211/03

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.

FILE COPY

Town and Country Planning Act etc
DRAFT PERMISSION

Reference H19/0211/03

Received: 24-FEB-03 Type: FULL

Name: Ms S Whitwell & Mr P Good
32 St Pauls Road
Spalding
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PE11 2LY

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Bungalow and detached garage

Location : Plot 2 South Eau Bank Gedney Hill

**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 development is commenced more precise details of the materials to be used for the external walls and roof (including manufacturer and name) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

- 3 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.

- 4 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.

- 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 ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

- 6 Development shall not begin until the results of percolation tests (under BS:6297:1983) have been submitted to and approved in writing by the Local Planning Authority to demonstrate that the ground conditions, together with the land area, are suitable to accommodate septic tank drainage. In the event that this can not be proven a package treatment plant shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be occupied until the drainage works have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory foul drainage.

- 7 Before development is commenced details of screening along the eastern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme of screening shall be carried out in its entirety prior to occupation of the dwelling.

Reason: In the interests of the amenities of the locality.

Note(s):

The determined plans are:

Dwg no. 1583/AD/1 received on 14 May 03

X H201 - Highways Access ? ✓

Head of Planning & Development
02 JUN 2003

H19/0211/03

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JUL 2/2/03



2003-2004
Supporting the Rural Economy



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PE11 2XE

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H19/0886/04

Received: 30-JUN-04 Type: CONDITION COMPLIANCE

Name: S Whitwell & P Good
32 St Pauls Road
Spalding
Lincs

Agent: S Whitwell & P Good
32 St Pauls Road
Spalding
Lincs

Description: Details of landscaping and screening along eastern boundary (Conditions 3 & 7 of H19/0211/03)

Location : Plot 2, South Eau Bank Gedney Hill

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:
Site plan as amended on 19 August 2004.

Head of Planning & Development
27-AUG-04

H19/0886/04

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.



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: H19/0010/04

Received: 08-JAN-04

Type: CONDITION COMPLIANCE

Name: Ms S Whitwell & Mrs P Good
32 St Pauls Road
Spalding
Lincolnshire

Agent: Ms S Whitwell & Mrs P Good
32 St Pauls Road
Spalding
Lincolnshire

Description: Details of Percolation Tests and Materials
(Conditions 6 and 2 of H19/0211/03)

Location : Plot 2, South Eau Bank Gedney Hill

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 details are:

Details of Percolation Test received 8 January 2004.

Head of Planning & Development

05-APR-04

H19/0010/04

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.