SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0334/98 Received:26-MAR-98 Type:FULL

Name: J R Whitwell
268 Lutton Gate Road
Sutton St Edmunds
Spalding
Lincs

Agent: David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Erection of a replacement dwelling and garage

Location : Plot at Lutton Gate Road Sutton St Edmunds
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 Before the new dwelling is commenced the existing dwelling upon the site shall be demolished and associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

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.

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 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.

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

This permission is granted in accordance with the application submitted as revised by the amended 1:2500 and 1:500 drawings received by the Local Planning Authority on 24th April 1998.

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.

The applicant is advised that there may be a colony of bats and an owl living within the existing cottage. The disturbance of protected species such as these occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act, 1981.

Director of Housing and Planning Services
02-JUN-98 H19/0334/98

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: H19/0334/98 Received:26-MAR-98 Type:FULL

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268 Lutton Gate Road
Sutton St Edmunds
Spalding
Lincs

Agent: David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Erection of a replacement dwelling and garage

Location : Plot at Lutton Gate Road Sutton St Edmunds
Spalding Lincs

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 the new dwelling is commenced the existing dwelling upon the site shall be demolished and associated rubble cleared from the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: The proposed development is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development, is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

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.

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28-MAY-98

Checked ...

Authorised to issue (inc Delegation).....