

FILE COPY



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990 Planning Permission

Reference: H19/0625/03

Received: 30-MAY-03

Type: FULL

Name: Mr S R Ward
The Bungalow
Luttongate Road
Gedney Hill
Spalding Lincs

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs PE13 1NB

Description: Proposed agricultural bungalow

Location : Opposite 'Westwards' Luttongate Road
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 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.

- 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



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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 The dwelling shall be first occupied by Mr Scot R Ward and subsequent occupation shall be limited to a person solely or mainly employed in the adjoining horticultural business or a dependant of such a person residing with him or a widow/widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interest of agriculture/horticulture or where related to the use of the land. This permission has been granted having regard to the circumstances of the case and its implementation is therefore confined to the applicant.

Note(s):

The determined plans are:

1:100 and 1:200 dwg no. 2608 and 1:50 dwg no. 2608 received 16 May 2003.

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
07 OCT 2003

H19/0625/03

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H19/0625/03

Received: 30-MAY-03 Type: FULL

Name: Mr S R Ward
The Bungalow
Luttongate Road
Gedney Hill
Spalding Lincs

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs PE13 1NB

Description: Proposed agricultural bungalow

Location : Opposite 'Westwards' Luttongate Road
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 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.

- 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

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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 The dwelling shall be first occupied by Mr Scot R Ward and subsequent occupation shall be limited to a person solely or mainly employed in the adjoining horticultural business or a dependant of such a person residing with him or a widow/widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interest of agriculture/horticulture or where related to the use of the land. This permission has been granted having regard to the circumstances of the case and its implementation is therefore confined to the applicant.

Note(s):

The determined plans are:
Dwg no. 2608 received 16 May 2003.

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
01 OCT 2003

H19/0625/03

Handwritten signature and date: 1/10/03



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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H19/0314/04

Received: 09-MAR-04 Type: CONDITION COMPLIANCE

Name: Mr S R Ward
The Bungalow
Luttongate Road
Gedney Hill
Spalding Lincs

Agent: Mr S R Ward
The Bungalow
Luttongate Road
Gedney Hill
Spalding Lincs

Description: Details of external materials (Condition 2 of H19/0625/03)

Location : opposite: Westwards Luttongate Road
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:

Terracotta Red Sandtoft Double Pantile Tiles and DV Branshaw Buff (201) bricks.

Head of Planning & Development

19-APR-04

H19/0314/04

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H19/1142/04

Received: 27-AUG-04 Type: CONDITION COMPLIANCE

Name: Mr S R Ward
Bungalow
Luttongate Road
Gedney Hill
Spalding Lincs

Agent: Peter Humphrey Associate
30 Old Market
Wisbech
Cambs PE13 1NB

Description: Details of roof tile (Part Condition 2 of H19/0625/03)

Location : Opposite : Westwards Luttongate Road
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:

For the avoidance of doubt the approved roof tile is a Smooth Brown Marley 'Mendip' Concrete Double Pantile.

Head of Planning & Development

20-OCT-04

H19/1142/04

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.