SALLY WALTHAM
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Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0835/00 Received: 03-JUL-00 Type: FULL

Name: Mr & Mrs S Greenacre
'Jays Lodge'
Back Road
Gorefield
Wisbech, Cambs PE13 4PE

Agent: Mr N Turner
17 Baptist Road
Upwell
Wisbech
Cambs PE14 9EY

Description: Construction of 4 bedroom bungalow and double garage

Location : Building Plot opp. Sutton St. Edmund Church Broadgate Road
Sutton St Edmund 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 development is commenced details of the make and colour of the material to be used for the roof 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 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 No trees on site (other than those shown to be removed on amended Dwg No 00.6.1268 dated 11 October 2000) shall be lopped, topped, felled or uprooted without the prior written approval of the

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Local Planning Authority.

Reason: In the interests of the amenity of the area.

5 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of archaeological investigation or recording.

6 The development shall not be commenced until details of an investigation of the potential for landfill gas generation and migration has been submitted to and approved in writing by the Local Planning Authority. Any necessary remedial action to safeguard future occupiers of the dwelling shall thereafter be taken before occupation.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwelling.

7 Trenches for any underground services which are to pass within the spread of the existing trees shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted into the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the spread of the frontage trees.

Reason: To safeguard the trees during development.

8 All excavations within the spread of the existing trees associated with the construction of the private drive shall be dug by hand and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

9 Prior to development being commenced all trees being retained on the site shall be fenced off in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the trees during development.

10 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by

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SERVICES DEPARTMENT

hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

11 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 cannot 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.

12 Before development is commenced a more precise scheme of boundary screening, particularly with regard to the church car park, shall be submitted to and approved in writing by the Local Planning Authority.

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

The determined plans are:-
Amended Dwg. No. 00.6.1268 (dated 11 October 2000) received 13 October 2000 and 1:50 and 1:100 garage details received 3 July 2000.

The applicants are reminded that a number of trees upon the site are the subject of a tree preservation order.

It should be noted that the 'programme of archaeological work' conditioned to be submitted before development is commenced will require an evaluation, a subsequent written mitigation scheme, and the implementation of that scheme.

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SERVICES DEPARTMENT

Director of Housing and Planning Services
20 NOV 2000

H19/0835/00

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

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Description: Construction of 4 bedroom bungalow and double garage

Location : Building Plot opp. Sutton St. Edmund Church Broadgate Road
Sutton St Edmund 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 development is commenced ~~more precise~~ details of the material~~s~~ to be used for the ~~external~~ roof ~~(including the name of the manufacturers)~~ shall be submitted to and approved in writing by the Local Planning Authority.

make and colour of the

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

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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October 2000) shall be lopped, topped and felled or uprooted without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenity of the area.

5 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of archaeological investigation or recording.

6 The development shall not be commenced until ~~an investigation and assessment of ground conditions has been carried out and details~~ details of an investigation of the potential for landfill gas generation and migration has been submitted to and approved in writing by the Local Planning Authority. Any necessary remedial action to safeguard future occupiers of the dwelling shall thereafter be taken before occupation.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwelling.

7 Trenches for any underground services which are to pass within the spread of the existing trees shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted into the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150mm of depth. Under no circumstances shall a machine dig be allowed within the spread of the frontage trees.

Reason: To safeguard the trees during development.

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Reason: To safeguard the trees during the development.

11 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 cannot be proven a package treatment plant shall be installed in accordance with details to be submitted to and approved 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.

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LPS 20/11/00