SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0994/95 Received:26-MAR-96 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

Description: Demolition of existing cottage and erection of 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 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 landscaping scheme shall be carried out strictly in accordance with the details accompanying the application.

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

4 The proposed hedging shown on the plan accompanying the application (Drawing no: 956-2-221-01) shall be planted in its entirety within a period of two years beginning with the date on which development of the land is commenced. It shall be maintained by the Owner or Occupiers of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary. The hedging shall be allowed to reach a height of at least 1.5 metres.

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

5 Before the vehicular access is commenced to be used the access and turning

SOUTH HOLLAND DISTRICT COUNCIL

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 new bridge shall be completed, to the reasonable satisfaction of the Local Planning Authority, before commencement of the dwelling hereby permitted.

Reason: To ensure the site has satisfactory vehicular access.

This permission is granted in accordance with the application submitted as revised by the amended plans (Drawing no: 956-2-221-01 and site location plan) and letter received by the Local Planning Authority on 26 March 1996.

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. You are therefore advised to contact the Protected Species section of English Nature at The Maltings, Wharf Road, Grantham, Lincs, NG31 6BH (Tel: 01476 68431) to gain their agreement to any work on the cottage before work is commenced.

Director of Housing and Planning Services
08-MAY-96 H19/0994/95

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H19/0994/95 Received:26-MAR-96 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

Description: Demolition of existing cottage and erection of 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 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 landscaping scheme shall be carried out strictly in accordance with the details accompanying the application.

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

4 The proposed hedging shown on the plan accompanying the application (Drawing no: 95/2-221-01) shall be planted in its entirety within a period of two years beginning with the date on which development of the land is commenced. It shall be maintained by the Owner or Occupiers of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary. The hedging shall be allowed to reach a height of at least 1.5 metres.

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

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 new bridge shall be completed, to the reasonable satisfaction of the Local Planning Authority, before commencement of the dwelling hereby permitted.

Reason: To ensure the site has satisfactory vehicular access.

X This permission is granted in accordance with the application submitted as revised by the amended plans (Drawing no: 956-2-221-01) and letter received by the Local Planning Authority on 26th March 1996. ✓ and site location plan

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. You are therefore advised to contact the Protected Species section of English Nature at The Maltings, Wharf Road, Grantham, Lincs, NG31 6BH (Tel: 01476 68431) to gain their agreement to any work on the cottage before work is commenced. SAN 29/4

26-APR-96 AD check.....

Authorised to issue (inc Delegation)..... 30/4