SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0472/94 Received:13-MAY-94 Type:FULL

Name: Mr C Wright
Chartwell House
Goodens Lane
Newton
Wisbech, Cambs

Agent: Johnson Design
121 Elliott Road
March
Cambs
PE15 8BT

Description: Erection of house

Location : Plot 1, Drawdyke Sutton St James
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 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 by the Local Planning Authority.

Reason: In the interests of visual amenity.

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 or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

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

5 The proposed driveway shall be laid out, constructed and surfaced in accordance with details to be agreed with the Local Planning Authority

SOUTH HOLLAND DISTRICT COUNCIL

before development commences and shall thereafter be completed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority before the proposed dwelling is occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwelling.

6 Any excavations within the spread of the existing trees fronting the site to accommodate the driveway and/or underground services shall be dug by hand and care taken not to damage any tree roots whatsoever. Any 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 spread of the trees.

Reason: To safeguard the trees during the development.

The applicant is advised that the landscaping scheme should include the provision of frontage hedging of native species (eg, hawthorn).

The existing ash trees along the site's frontage are the subject of Sutton St James Tree Preservation Order No 3, 1990.

The applicant is informed that the land to the west has planning permission (reference H20/0909/93) for an access to serve residential development to the rear.

Director of Planning and Building Control Services
14-JUL-94 H20/0472/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

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12-JUL-94 AD check....12/7...

Authorised to issue (inc Delegation)....14/7