



Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H20/1077/95

Received:08-NOV-95 Type:RESERVED MATTERS

Earlier Permission: H20/0383/93

Name: C J Boland
Foxcliffe
Nealsgate
Fleet Fen
Spalding, Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding, Lincs

Description: Three-bedroomed bungalow and garage

Location : Plot 1, Sutton Gate Sutton St James
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 Trenches for any underground services which are to pass within the spread of the frontage ash tree 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 ash tree.

Reason: To safeguard the tree during development.

- 2 All excavations within the spread of the existing ash tree 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 tree during development.

- 3 The garage door shall be vertical timber boarded.

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

- 4 The proposed hedging shown on the plan accompanying the application (drawing number CJB 7/1/1A received by the Local Planning Authority on 24 November 1995) 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 owners of the land upon which it is situated for the period of ten 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 street scene.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. CJB 7/1/1A received by the Local Planning Authority on 24 November 1995.

The applicant is reminded that the existing ash trees along the frontage of Plot 2 are the subject of Sutton St James Tree Preservation Order No. 3 1990.

Director of Housing and Planning Services
27-DEC-95 H20/1077/95

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

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Description: Three-bedroomed bungalow and garage

Location : Plot 1, Sutton Gate Sutton St James
Spalding Lincs

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that permission has been granted (or equiv)
on the following condition(s):

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- CJB
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15-DEC-95

AD check.....*A*...12/12..

Authorised to issue (inc Delegation).....*J*...18/12