SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H20/1275/01 Received: 05-NOV-01 Type: FULL

Name: Mr & Mrs R Ashton
St Giles Lodge
High Broadgate
Tydd St Giles
Wisbech Cambs PE13 5LR

Agent: Mr J Harrall (SEARCH)
89 Gedney Road
Long Sutton
Spalding, Lincs. PE12 9JU

Description: Proposed demolition of existing dwelling and erection of replacement dwelling

Location : 6 Chapelgate Sutton St James

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 more precise details of the materials to be used for the external walls and roof (including manufacturer and make) 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 development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
i) Details of position, species and planting height of new planting.
ii) Details of which of the existing trees/hedges are to be retained or removed.

Reason: In the interests of visual amenity.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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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 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 Before development is commenced a scheme of screening for the eastern and western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in its entirety prior to occupation of the new dwelling.

Reason: To safeguard the amenity of neighbouring residential property.

Note(s):

The determined plans are:
1:1250 site location plan and dwg nos. 486/01 and /02 received 5 Novemeber 2001.
Flood Risk Assessment received 30 April 2003.

If evidence of bats is found before or whilst the work is carried out you are advised to contact The Species Protection Officer of English Nature at The Maltings, Wharf Road, Grantham (Tel: 01476 568431). A copy of relevant leaflets is enclosed which explain how to determine the evidence of bats within a building. You are reminded that the disturbance of species such as these occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act, 1981.

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.

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Head of Planning & Development
25 JUN 2003

H20/1275/01

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 H20/1275/01 Received: 05-NOV-01 Type: FULL

Name: Mr & Mrs R Ashton
St Giles Lodge
High Broadgate
Tydd St Giles
Wisbech Cambs PE13 5LR

Agent: J Harrall
Chartered Architect
2 Post Office Lane
Wisbech
Cambs PE13 1HG

Description: Proposed demolition of existing dwelling and erection of replacement dwelling

Location : 6 Chapelgate Sutton St James

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 materials to be used for the external walls and roof (including manufacturer and make) 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 development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
i) Details of position, species and planting height of new planting.
ii) Details of which of the existing trees/hedges are to be retained or removed.

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 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 Before development is commenced a scheme of screening for the eastern and western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in its entirety prior to occupation of the new dwelling.

Reason: To safeguard the amenity of neighbouring residential property.

Note(s):

The determined plans are:
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Head of Planning & Development
19 JUN 2003

H20/1275/01