FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H21/0127/95 Received:09-FEB-95 Type:PERMISSION RENEWAL

Name: T N Banks Esq
Tysdale Bungalow
Churchway
Tydd St Mary, Wisbech
Cambs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs, PE12 7LL

Description: Residential frontage development

Location : OS. Pt. 3375, Churchway Tydd St Mary
Wisbech Cambs

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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;

Reason: The application was submitted in outline only.

3 Before any development is commenced, details showing landscaping (including details of positions, height on planting and species of trees and shrubs) and also plot delineation and footprints of the dwellings for the whole of the site, shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a comprehensive scheme and also a satisfactory landscaping scheme, in the interests of the visual amenities of the locality.

4 The approved scheme of landscaping and/or screening shall be carried out

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)

SOUTH HOLLAND DISTRICT COUNCIL

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 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.

6 Before the accesses are commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

The applicant is advised that the development should pay due regard to the rural character of the locality in terms of varying plot widths, dwelling types and materials. Further, the appearance/design of the dwellings should be of appropriate high standard, reflecting the traditional building character of the area.

The landscaping scheme should include the provision of an indigenous frontage hedge, the retention of the existing trees and also additional planting at the front and rear.

Director of Planning and Building Control Services
27-MAR-95 H21/0127/95

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.

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

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Town and Country Planning Act etc

DRAFT PERMISSION

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22-MAR-95 AD check....23/3.

Authorised to issue (inc Delegation).....23/3