SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0254/98 Received:06-MAR-98 Type:FULL

Name: D & H Buildings Ltd
Lime Walk
Long Sutton
Spalding
Lincs PE12 9HG

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erection of bungalow and detached garage

Location : Middle Road Whaplode
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 in writing 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 Before development is commenced details of a 1.8 metre high fence along the eastern boundary (including position and type of construction) shall be submitted to and approved in writing by the Local Local Planning Authority. The scheme of screening shall thereafter be implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of the dwelling.

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

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

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 ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

6 The development shall not be commenced until details of an investigation and assessment of ground conditions have been submitted to and approved in writing by the Local Planning Authority. Any necessary remedial action shall thereafter be taken to safeguard future occupiers of the dwelling before occupation.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwelling.

Director of Housing and Planning Services
01-JUL-98 H23/0254/98

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.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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2 Edinburgh Walk
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Description: Erection of bungalow and detached garage

Location : Middle Road Whaplode
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 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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

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 ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

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Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwelling.

23-JUN-98 Checked ..... MG 24/6

Authorised to issue (inc Delegation)..... 24/6