SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0709/99 Received: 15-JUL-99 Type:FULL

Name: C J Boland
Foxcliffe
Nealsgate
Fleet Fen
Spalding Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of a 3 bedroom bungalow

Location : Rosedale Dowsdale Bank
Shepeau Stow 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 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.

3 Before development is commenced a scheme of screening (including type, position and height) alongth the south-western boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be implemented before occupation of the dwelling hereby permitted.

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

4 The existing hedge shall be retained at a height of at least 1 metre along the north-western

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boundary of the site (apart from at the access point). In the event of the existing hedge dying it shall be replaced within 6 months by a species to be agreed in writing with the Local Planning Authority. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 10 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 replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the street scene.

5 Before development is commenced details shall be submitted to the Local Planning Authority satisfactorily demonstrating that ground conditions (in terms of structure and drainage of the soil) are suitable to accommodate a septic tank. If this cannot be proved a package treatment plant shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.

Reason: To ensure a satisfactory development in the interests of future occupiers.

The determined plans are:-
Dwg no. CJB-RD.1B received on 8 Oct 99.
Dwg no. CJB-RD-02 received on 15 Jul 99.
Site Plan/Tree Survey received on 18 Aug 99.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Director of Housing and Planning Services
17 NOV 1999

H23/0709/99

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H23/0709/99 Received: 15-JUL-99 Type: FULL

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Foxcliffe
Nealsgate
Fleet Fen
Spalding Lincs

Agent: G R Merchant
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12A Park Road
Holbeach
Spalding Lincs

Description: Erection of a 3 bedroom bungalow

Location : Rosedale Dowsdale Bank
Shepeau Stow 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 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.

3 Before development is commenced a scheme of screening (including type, position and height) alongth the south-western boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be implemented before occupation of the dwelling hereby permitted.

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

4 The existing hedge shall be retained at a height of at least 1 metre along the north-western

boundary of the site (apart from at the access point). In the event of the existing hedge dying it shall be replaced within 6 months by a species to be agreed in writing with the Local Planning Authority. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 10 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 replanting shall be allowed to reach a height of at least 1 metre.

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Director of Housing and Planning Services
12 NOV 1999

✓ d 12/11 H23/0709/99

CTS 16/11/99.