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

H[redacted]ng and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0934/99 Received: 04-NOV-99 Type: FULL

Name: Mr N M Hotchkin
The Limes
Whaplode
Spalding Lincs

Agent: M Parker & Sons Ltd
St Johns Road
Spalding
Lincs
PE11 1JX

Description: Erection of one 4 bed chalet bungalow and four 3 bed bungalows and vehicular access

Location : Land Adj. The Limes High 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 development is commenced a more precise scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority clearly showing the following:

1. Details of position, species and planting height of any new planting.
2. Details of which of the existing trees/hedge are to be retained or removed.

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

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.

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4 Before the site access is brought into use visibility splays of 2.4 metres by 90 metres shall be provided and thereafter retained in perpetuity.

Reason: To ensure the provision of adequate vision distances when emerging from the site onto High Road, in the interests of highway safety.

5 Before any dwelling is commenced the junction onto High Road, the private carriageway and the turning area shall be constructed in accordance with the approved details.

Reason: To ensure that vehicles can park and turn around clear of the Class I County Highway, in the interests of amenity and highway safety, whilst the development of the site is being carried out.

6 The northern boundary of the site shall be delineated by Hawthorn hedging (or some other native species to be agreed in writing with the Local Planning Authority) as indicated on the submitted plans. The whole of the hedge shall be planted in it's entirety within a period of two years, beginning with the date on which development of the land is commenced. It shall thereafter be maintained by the owners of the land on which it is situated for the period of 10 years, beginning with the date of completion of planting. During that period all losses shall be made good as and when necessary, The hedge shall be allowed to reach a height of at least 1.5 metres and thereafter retained at that height.

Reason: In the interests of the visual amenities of the streetscene.

7 Before any dwelling is occupied 1.8 metre high fencing shall be erected in it's entirety along the northern (behind the hedge when viewed from the road) and southern boundaries, in accordance with the details shown on the submitted plans.

Reason: To safeguard the residential amenity of future occupiers.

8 Before any dwelling is occupied 1.8 metre high closeboarded fencing shall be erected in it's entirety along the eastern and western boundaries, in accordance with the details shown on the submitted plans.

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

9 Before development is commenced details of lighting with respect to the private driveway shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented before any of the dwellings are occupied.

Reason: To ensure a satisfactory development, in the interests of the amenities of future occupants

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of the dwellings.

The determined plans are:-
Dwg nos. STO-08A, STO-08B, USK -01A, STO-08B(M) & GAR 007 received on 20 Sep 99.
Dwg no WHA 001 recieved on 4 Nov 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
16 DEC 1999

H23/0934/99

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

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Description: Erection of one 4 bed chalet bungalow and four 3 bed bungalows and vehicular access

Location : Land Adj. The Limes High 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 development is commenced a more precise scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority clearly showing the following:
1. Details of position, species and planting height of any new planting.
2. Details of which of the existing trees/hedge are to be retained or removed.

X Reason: In the interests of the visual amenity of the locality.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before the site access is brought into use visibility splays of 2.4 metres x 90 metres shall be provided and thereafter retained in perpetuity.

Reason: To ensure the provision of adequate vision distances when emerging from the site onto High Road, in the interests of highway safety.

5 Before any dwelling is commenced the junction onto High Road, the private carriageway and the turning area shall be constructed in accordance with the approved details.

Reason: To ensure that vehicles can park and turn around clear of the Class I County Highway, in the interests of amenity and highway safety, whilst the development of the site is being carried out.

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Reason: In the interests of the visual amenities of the streetscene.

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Reason: To safeguard the residential amenity of future occupiers.

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

9 Before development is commenced details of lighting with respect to the private driveway shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented before any of the dwellings are occupied.

Reason: To ensure a satisfactory development, in the interests of the amenities of future occupants

of the dwellings.

The determined plans are:-
Dwg nos. STO-08A, STO-08B, USK -01A, STO-08B(M) & GAR 007 received on 20 Sep 99.
Dwg no WHA 001 recieved on 4 Nov 99.

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Director of Housing and Planning Services
09 DEC 1999

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