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

Housing 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: H23/1035/99 Received: 15-OCT-99 Type: FULL

Name: Mr & Mrs D I Thompson
c/o Moulton Design
63 East Cobgate
Moulton
Spalding Lincs PE12 6QJ

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs PE12 6QJ

Description: Erection of a 4 bed detached chalet bungalow with integral double garage

Location : Land at 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 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 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 enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 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

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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.

5 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs 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.

6 The disposal of foul water shall be by way of a package treatment plant, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: Policy E15 of the South Holland District Local Plan prevents the use of septic tanks unless applicants can show they will work satisfactorily in the long term. No such evidence has been submitted.

The determined plans are:-
Dwg nos. 990903/01 & /02 received on 15 Oct 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**
**08 DEC 1999**

H23/1035/99

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 H23/1035/99 Received: 15-OCT-99 Type: FULL

Name: Mr & Mrs D I Thompson
c/o Moulton Design
63 East Cobgate
Moulton
Spalding Lincs PE12 6QJ

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs PE12 6QJ

Description: Erection of a 4 bed detached chalet bungalow with integral double garage

Location : Land at 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 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 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 enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

4 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.

5 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs 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.

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**Director of Housing and Planning Services**
**03 DEC 1999**

H23/1035/99
LDS 7/12/99.