SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0002/01 Received: 02-JAN-01 Type: FULL

Name: Swallow Homes Ltd.
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Agent: Swallow Homes Ltd.
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Description: Erection of 24 dwellings

Location : Land off Backgate Cowbit
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 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

4 The area of public open space, shown on dwg. no. SL/01B, shall be laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority and be available for use before occupation of the 21st dwelling hereby permitted.

Reason: To ensure compliance with Council policies relating to the provision of open space in the interests of the amenities of future occupants.

5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

7 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

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8 A scheme for the illumunation of the shared private driveways shall be implemented, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before any of the dwellings served by such driveways are occupied.

Reason: In the interests of security and amenity.

The determined plans are:
Site survey drawing received 2 January 2001.
4 sheets of garage details received 28 February 2001.
Dwg. no. E1333/11/A received 1 March 2001.
Location plan, dwg. no. SL1B and house types design sheets of the following: Willoughby, Westland, Appleton, Caversham, Arden, Marlow, Haslemere, Walcott, Eastbourne, Clifton, Fernhill, Morcott, Morton, Rutland, Lindale & Arlington received 12 April 2001.

Head of Planning & Development
02 JUL 2002 H01/0002/01

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H01/0002/01 Received: 02-JAN-01 Type: FULL

Name: Swallow Homes Ltd.
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Agent: Swallow Homes Ltd.
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Description: Erection of 24 dwellings

Location : Land off Backgate Cowbit
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 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.

4 The area of public open space, shown on dwg. no. SL/01B, shall be laid out in accordance with

details to be submitted to and approved in writing by the Local Planning Authority and be available for use before occupation of the 21st dwelling hereby permitted.

Reason: To ensure compliance with Council policies relating to the provision of open space in the interests of the amenities of future occupants.

5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

6 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

7 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 A scheme for the illumunation of the shared private driveways shall be implemented, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, before any of the dwellings served by such driveways are occupied.

Reason: In the interests of security and amenity.

The determined plans are:
Site survey drawing received 2 January 2001.
4 sheets of garage details received 28 February 2001.
Dwg. no. E1333/11/A received 1 March 2001.
Location plan, dwg. no. SL1B and house types design sheets of the following: Willoughby, Westland, Appleton, Caversham, Arden, Marlow, Haslemere, Walcott, Eastbourne, Clifton, Fernhill, Morcott, Morton, Rutland, Lindale & Arlington received 12 April 2001.

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Head of Planning & Development
24 JUN 2002

H01/0002/01

D2.25/6

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H01/0858/02 Received: 24-JUL-02 Type: CONDITION COMPLIANCE

Name: Allison Homes Eastern Ltd
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Agent: Allison Homes Eastern Ltd
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Description: Details of materials, public open space, roads & footways, surface water runoff & illuminated drives (Conditions 3, 4, 5, 7 & 8 of H01/0002/01)

Location : Land off Curlew Drive Backgate
Cowbit

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
SL/01(F), E1333/1/D, /2/G, /3/A, /4, /5/A, /6/A, /7/A and Materials Schedule Plots 25 - 64 received 24 July 2002.
Materials Schedule Plots 1 - 24 received 16 October 2002.

Head of Planning & Development
27-NOV-02

H01/0858/02

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.

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