

SALLY WALTHAM

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Director of Housing & Planning Services

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FILE COPY

S O U T H



H O L L A N D
DISTRICT COUNCIL

HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

H01/268/01

Reference: H01/0027/00

Received: 11-JAN-00

Type: FULL

Name: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincolnshire PE12 6DB

Agent: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincolnshire PE12 6DB

Description: Residential development.

Location : Plots 22 - 53, (Phase 3) 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 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.

- 3 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.

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- 4 Before any development is commenced the 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.

- 5 The development hereby permitted shall not be commenced until such time as the estate access to Backgate has been improved in accordance with details approved under application number H01/0883/99.

Reason: To ensure the provision of safe and adequate means of access to the development.

- 6 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.

- 7 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

The determined plans are:-

Dwg nos. 96027-8/1, 98022/22-01, /23-01, /32,36, 41-01, /30,35-01, /33-01, /31-01, /28-01, /34-01, /37-01, /38-01, /39,42-01, /43-01, /45-01, /46-01, /40,44-01, /47,51-01, /49-01, /52-01, /38-03, /34-03, /22-03, /39,42-03, /40,44-03 & schedule of materials received on 11 Jan 00.

Dwg nos. 98022/SL A & 98022/53-01 received on 25 Feb 00.

Dwg no. 98022/24,25,25,27 received on 21 Mar 00.

• **SALLY WALTHAM**
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Director of Housing and Planning Services

13 APR 2000

H01/0027/00

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 H01/0027/00

Received: 11-JAN-00 Type: FULL

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Description: Residential development.

Location : Plots 22 - 53, (Phase 3) 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 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.

- 3 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.

- 4 Before any development is commenced the 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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Reason: The site is of archaeological interest.

The determined plans are:-

Y

_____ Pro

Director of Housing and Planning Services
07 APR 2000

H01/0027/00

✓ 7/4

D2 13/4

→ 96027-8/1

98022/22-01

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-- /47-51-01

-- /49-01

-- /52-01

-- /38-03

-- /34-03

-- /22-03

-- /39,42-03

-- /40,44-03

+ Schedule of payments

98022/SL A --25/2/00

98022/53-01 (same date as above)

98022/24,25,26,27 ---21/3/00

11/1/00