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

Housing and Planning
Services Department,
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0202/98 Received: 09-MAR-98 Type: FULL

Name: Mr B Harding Construction
72 St Thomas's Road
Spalding
Lincs
PE11 2XT

Agent: Paul Sharman
The 'Grainstore'
Glinton Road
Helpston
Peterborough PE6 7DG

Description: Erection of five dwellings

Location : Land adj Dun Cow Public House Barrier Bank
Cowbit Spalding

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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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.

4 Before the dwellings are commenced the private drive, as shown on the amended plan received by the Local Planning Authority on 8th May 98, shall be laid out and constructed (except for the final

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

surface) as shown on that plan.

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.

5 Before the dwellings are occupied the final road surfacing shall be laid.

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

6 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

7 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the A1073 Road, and thereafter not steeper than 1:10.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety

8 The front windows of the dwellings on plots 4 and 5 shall be fitted with accoustic trickle vents, in accordance with the details submitted with the application, before the dwellings are occupied.

Reason: To allow ventilation and safeguard against noise disturbance.

This permission is granted in accordance with the application submitted as revised by the amended plan (dwg. no. 91887/20D) received by the Local Planning Authority on 4 Dec 98 and 1:250 plan received by the Local Planning Authority on 17 Dec 98 showing the frontage wall.

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HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
13 APR 1999

H01/0202/98

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 H01/0202/98 Received: 09-MAR-98 Type: FULL

Name: Mr B Harding Construction
72 St Thomas's Road
Spalding
Lincs
PE11 2XT

Agent: Paul Sharman
The 'Grainstore'
Glinton Road
Helpston
Peterborough PE6 7DG

Description: Erection of five dwellings

Location : Land adj Dun Cow Public House Barrier Bank
Cowbit Spalding

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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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.

4 Before the dwellings are commenced the private drive, as shown on the amended plan received by the Local Planning Authority on 8th May 98, shall be laid out and constructed (except for the final

surface) as shown on that plan.

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.

5 Before the dwellings are occupied the final road surfacing shall be laid.

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

6 CS

7 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the A1073 Road, and thereafter not steeper than 1:10.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety

8 The front windows of the dwellings on plots 4 and 5 shall be fitted with ~~the approved~~ accoustic trickle vents before the dwellings are occupied.
in accordance with the details submitted with the application

Reason: To allow ventilation ~~without raising noise disturbance owing to the location of the dwellings adjacent the A1073.~~ and safeguard against noise disturbance.

This permission is granted in accordance with the application submitted as revised by the amended plan (dwg. no. 91887/20D) received by the Local Planning Authority on 4 Dec 98 and 1:250 plan received by the Local Planning Authority on 17 Dec 98 showing the frontage wall.

Director of Housing and Planning Services
12 APR 1999 ✓ 12/4 H01/0202/98

PM 13-4-99

D2 13/4.

DO NOT ISSUE UNTIL S106 COMPLETED

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H01/0202/98 Received:09-MAR-98 Type:FULL

Name: Mr B Harding Construction
72 St Thomas's Road
Spalding
Lincs
PE11 2XT

SUPERSEDED

Agent: Paul Sharman
~~23 East Street~~
~~Crowland~~
Peterborough
PE6 [redacted] 7DG

The Grainstore
Guntons Road
Helpston

Description: Erection of five dwellings

Location : Land adj Dun Cow Public House Barrier Bank
Cowbit Spalding

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 any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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.

4 Before the dwellings are commenced the private drive, as shown on the amended plan received by the Local Planning Authority on 28th May 98, shall be laid out and constructed (except for the final surface) as shown on that plan.

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

Rear of site PSM 13-4

5 Before the dwellings are occupied the final road surfacing shall be laid.

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

Most already constructed can be left as is 14-11-98 CB

6 Before any dwelling is commenced all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

SUPERSEDED

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

details submitted Letter 24-11-98 received 27-11-98

7 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.

8 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriageway of the A1073 Road, and thereafter not steeper than 1:10.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety

vents to be used as shown See letter from P Sharman received 27-11-98

9 The front windows of the dwellings on plots 4 and 5 shall be fitted with the approved accoustic trickle vents before the dwellings are occupied ~~in accordance with details to be submitted to and approved in writing by the Local Planning Authority.~~

SUPERSEDED

Reason: To allow ventilation without creating noise disturbance owing to the location of the dwellings adjacent to the A1073.

This permission is granted in accordance with the application submitted as revised by the amended plan (dwg no. 91887/20~~B~~ received by the Local Planning Authority on ~~28 May~~ 98 and 1:2~~5~~0 plan received by the Local Planning Authority on ~~15 Oct~~ 17 DEC 98. Showing the footpath wall.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

12-NOV-98 Checked .....

Authorised to issue (inc Delegation)... PP. 13/11.

PSM 13-11