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

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H01/0368/99 Received: 24-MAY-99 Type: RESERVED MATTERS

Name: Swallow Homes
Swallow House
West Elloe Avenue
Spalding, Lincs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Proposed residential development

Location : Land South of Stonegate Cowbit
Spalding, Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, 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 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that

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HOUSING & PLANNING SERVICES DEPARTMENT

vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

4 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.

5 Before development commences the drainage ditches located within and around the site shall be piped and back-filled, and the new drainage installed on the western boundary.

Reason: In the interests of the drainage of the site, the removal of open dykes which may be used for the dumping of rubbish.

6 The eastern, western and southern boundaries shall be fenced with 1.8 metre close boarded fencing with a trellis of 300 millimetres placed on top of the fence on the southern boundary.

Reason: In the interests of privacy and security.

7 Prior to 50% of the dwellings hereby permitted being occupied the access to the playing field shall be constructed and be available for use.

Reason: To ensure access to the playing field is provided in the interests of the amenities of the residents.

8 Prior to the commencement of development, full details of footway lighting, and lighting for those dwellings accessed off shared driveways shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented concurrently with the development.

Reason: In the interests of security and the comfort of residents.

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The determined plans are:-

Site Location Plan received on 14 Apr 99.

Plans headed: Woburn, Warwick V1, Shaftsbury, Heywood, Caversham, Kingstone II, Harringworth, Amesbury, Belvoir V2, Morcott, Oxford, Westland, Maybury, Arlington, Haslemere, Aldeburgh, Sherborne, Eastcott, Derwent V1 and Melton received on 24 May 99.

Dwg Nos 233/75/01c & 233/75/02b received on 26 Jul 99.

Director of Housing and Planning Services
10 NOV 1999

H01/0368/99

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.

give copy to DMTD 30-9-99
re letters
do final on please
any queries to GS.
(file back to GS)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H01/0368/99 Received: 24-MAY-99 Type: RESERVED MATTERS

Name: Swallow Homes
Swallow House
West Elloe Avenue
Spalding, Lincs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Proposed residential development

Location : Land South of Stonegate 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 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that

vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

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Reason: In the interests of security and the comfort of residents.

The determined plans are:- Site location Plan received 14-April 99
Woburn, Warwick V1, Shaftsbury, Heywood, Caversham, " 24-May 99
Kingstone II, Harrowgate, Amesbury, Belvoir V2,
Morcott, Oxford, Westland, Maybury, Arlington,
Haslemere, Aldeburgh, Sherborne, Eastcott,
Derwent V1, Melton. 233/75/01C 26-July 99
233/75/02b " " "

Director of Housing and Planning Services
16 SEP 1999

H01/0368/99