FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0913/96 Received:01-OCT-96 Type:FULL

Name: Lincolnshire Rural Housing Association Ltd
Markime House
Pooles Lane
Spilsby Lincs

Agent: Broadgate Homes Limited
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Construction of six dwellings (two bungalows and four houses)
Location : Plots 1-6, 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 five 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 is commenced visibility splays of 4.5m x 110m shall be provided at the estate road junction in accordance with the details approved under previous application ref. H01/1288/92.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Backgate.

4 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.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

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

5 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.

6 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

7 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

8 The driveway for plot 1 shall be increased to 6m.

Reason: To provide adequate standing room as specified in the Lincolnshire Design Guide.

9 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.

10 Before any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority alternative details for screen fencing or walling where the site boundaries abut existing residential curtilages. The approved details shall be implemented before any of the dwellings hereby permitted are occupied.

Reason: To safeguard the amenities and privacy of existing dwellings.

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SOUTH HOLLAND DISTRICT COUNCIL

11 The existing hedge bounding the eastern and southern boundaries of plots 5 and 6 shall be retained at not less than its present height, in the event that the hedge dies it shall be replaced as soon as seasonally practicable with plants of the same species and any new planting shall be allowed to attain the original height and thereafter be maintained at not less than this height.

Reason: To safeguard the amenities and privacy of existing dwellings and proposed householders.

12 The first floor landing window in the eastern gable of the dwelling of plot 6 shall be obscure glazed.

Reason: To safeguard the amenities and privacy of the adjoining dwellings.

13 The approved walls and fences shall be erected prior to the occupation of any dwellings on site.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality.

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

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 96021/sl Rev C) received by the Local Planning Authority on 30 October 1996.

Director of Housing and Planning Services
26-NOV-96 H01/0913/96

This decision refers only to that required for the purposes of the Town and Country Planning Act 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

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DDR Is this OK?

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DATE 106 not in file? OK 22/11

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

22-NOV-96 Checked ..... SAS 25/11

Authorised to issue (inc Delegation).... DP 25/11

SNI - (Amended plans) drawing no. 96021/sl Rev C rec'd on 30.10.96

Close to terminal date