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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H02/0528/99 Received: 01-JUN-99 Type: RESERVED MATTERS

Name: Abbey Developments Ltd.
2 Southgate Road
Potters Bar
Hertfordshire

Agent: Abbey Developments Ltd.
2 Southgate Road
Potters Bar
Hertfordshire

Description: Construction of 30 houses and 5 bungalows together with garages and associated works

Location : Land off Kemp Street Crowland
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 Notwithstanding the submitted details, before the development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority details relating to boundary walls or fences, including fencing around the area of public open space, such details to include height, appearance and location of such walls or fences, and the approved scheme shall be implemented prior to the occupation of the dwellings adjacent to, abutting or facing onto such walls or fences.

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

2 Before any development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority a schedule of matrerials to be used for all buildings on site.

Reason: To ensure satisfactory development.

3 The area of public open space shall be laid out ready for use prior to the occupation of 50% of the dwellings and the public open space shall contain toddlers play facilities in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupants.

4 The new hedgerow planting shall be allowed to reach a height of 1.8 metres and shall thereafer be

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retained at not less than this height.

Reason: In the interests of the visual amenities of the locality.

5 The shared private drives shall be constructed, surfaced and illuminated in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings served by such drives.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and future occupants.

The determined plans are:-
Site Location Plan received on 1 Jun 99.
Dwg nos. 9906-05B, 06A & 07A received on 16 Aug 99.
Dwg nos. 1093/17, 1093/18,House Types 734 & 770, 776, 790, 1190,1375, 1851(H) & 1851(G) received on 18 Aug 99.
Dwg nos. /DG1/1, DB2/1139 1C, 2A & 3A received on 25 Aug 99.
Dwg no. 9906-05C received on 6 Sep 99.

Director of Housing and Planning Services
16 SEP 1999

H02/0528/99

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H02/0528/99 Received: 01-JUN-99 Type: RESERVED MATTERS

Name: Abbey Developments Ltd.
2 Southgate Road
Potters Bar
Hertfordshire

Agent: Abbey Developments Ltd.
2 Southgate Road
Potters Bar
Hertfordshire

Description: Construction of 30 houses and 5 bungalows together with garages and associated works

Location : Land off Kemp Street Crowland
Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 Notwithstanding the submitted details, before the development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority details relating to boundary walls or fences, including fencing around the area of public open space, such details to include height, appearance and location of such walls or fences, and the approved scheme shall be implemented prior to the occupation of the dwellings adjacent to, abutting or facing onto such walls or fences.

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

2 Before any development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority a schedule of matrerials to be used for all buildings on site.

Reason: To ensure satisfactory development.

3 The area of public open space shall be laid out ready for use prior to the occupation of 50% of the dwellings and the public open space shall contain toddlers play facilities in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupants.

4 The new hedgerow planting shall be allowed to reach a height of 1.8 metres and shall thereafer be

retained at not less than this height.

Reason: In the interests of the visual amenities of the locality.

5 The shared private drives shall be constructed, surfaced and illuminated in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings served by such drives.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and future occupants.

The determined plans are:-
~~Site Location Plan & dwg nos.~~

X.

Director of Housing and Planning Services
10 SEP 1999

H02/0528/99

✓ 1 10/9
D2 15/9.

Location plan - 1/6/99

9906 - 05B
9906 - 06A
9906 - 07A
} 16/8/99

1093/17
1093/18
1375
1190
796
1851 (N)
1851 (S)
} 18/8/99.

D132/1139 1C
D132/1139 2C
D132/1139 3C
} 23/8/99.