SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H02/0912/94 Received:28-SEP-94 Type:FULL

Name: Persimmon Homes (East Midlands) Ltd
Persimmon House
10 Welland Road
Peterborough PE1 3SF

Agent: David Tuckley Associates Ltd
7 Bassett Court
The Green
Newport Pagnell
Bucks MK16 0JN

Description: Erection of 147 dwellings, estate roads and public open space and ancillary works
Location : Land off Peterborough Road Crowland Peterborough

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 schedule of materials to be used on the buildings, roads and garage courts shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be completed in accordance with the agreed details.

Reason: To ensure a satisfactory appearance to this estate.

3 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 by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 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.

5 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

6 Notwithstanding the details submitted, the final layout for this development shall be reserved for subsequent submission to and approval of the Local Planning Authority. Such details shall incorporate the visibility requirements, junction spacing and design as shown in the current Highway Layout Guide.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

7 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.

8 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 enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

9 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.

10 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

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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.

11 Visibility splays of 4.5 metres x 90 metres shall be provided at the junction onto the new distributor road.

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

12 The alignment of the industrial estate road connection to Crease Drove shall be reserved for subsequent approval.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

13 All road construction traffic shall enter the site direct from Peterborough Road, and no such traffic shall use Beccelm Drive or Tatwin Drive, or Crease Drove.

Reason: To safeguard the amenity and safety of the residents of these residential roads.

14 Notwithstanding the submitted details, the applicants shall submit to and agree with the Local Planning Authority revised development details in respect of Plots 1 to 11 to improve the access arrangements onto the new roadway in accordance with the stated requirements of the County Highway Authority.

Reason: To ensure a satisfactory development in the interests of road safety.

The applicants are advised that discrepancies exist on some of the detailed dwelling design plans relating to the size of windows. These matters should be discussed and clarified with the Local Planning Authority prior to development being commenced.

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

Director of Planning and Building Control Services
20-MAR-95 H02/0912/94

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

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Reason: To ensure a satisfactory appearance to this estate.

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submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

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Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

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

8 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 enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

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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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15-MAR-95 AD check... A 16/3...

Authorised to issue (inc Delegation)... 16/3