FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0067/02 Received: 16-JAN-02 Type: FULL

Name: Stamford Homes Ltd
Ashurst Southgate Park
Bakewell Road
Orton Southgate
Peterborough PE2 6YS

Agent: Stamford Homes Ltd
Ashurst Southgate Park
Bakewell Road
Orton Southgate
Peterborough PE2 6YS

Description: Residential development - 75 dwellings

Location : Land off New Road Deeping St Nicholas

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 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.

3 The development shall be carried out in accordance with the Acoustic Consultant's Report received by the Local Planning Authority on the 14 March 2002.

Reason: In the interests of residential amenity.

Council Offices
Priory Road
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4 The development shall be carried out in accordance with the Flood Risk Assessment Report received by the Local Planning Authority on the 13 March 2002.

Reason: In the interests of residential amenity and reduction in the risk of flooding.

5 Notwithstanding the submitted details further details of a scheme of dusk to dawn lighting bollards for the private drives of the develpment shall be submitted to and approved in writing by the Local Planning Authority before development commences and be implemented before the dwellings are occupied.

S/14/02

Reason: In the interests of residential amenity.

6 The boundary fencing between the dwelling curtilages and the enclosed garage court shall be constructed of hit-and-miss timber boarding.

Reason: To enable surveillance of the garage courts from dwelling curtilages in the interests of security.

7 A 2 metre fence and gate with anti-lift hinges erected and fitted with a robust key operated lock shall be erected between all houses as close to the front elevation as possible.

eason: To prevent unauthorised persons from gaining access to the rear of properties where most burglaries take place, in the interests of security.

8 Before development commences on the former farmyard a Contaminated Land Risk Assessment under the Environmental Protection Act, Part 2a shall be carried out and the results submitted to and approved in writing by the Local Planning Authority. Any remedial works to the land shall be carried out before development of the site commences.

735/02?

Reason: In the interests of preserving the amenities of future occupiers of the site from any risk from contamination within the ground owing to the site being previously used as farmyard.

9 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.

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Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

10 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.

11 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.

The determined plans are:
1:2500 Site location plan, House types: Hamble, Barlee, Heywood, Hanningfield, Loxley, Kent, Hadleigh, Hemmingford, Helmsdale, Barford, Windermere, Loweswater, Garages: G135, G235, G335, G740, G840, G1640, G1840, G2035 received on 16 January 2002.
Flood Risk Assessment received 13 March 2002.
Noise Assessment received 14 March 2002.
Dwg. Nos. 398/7/1, 398/7/2 received 19 March 2002.
Dwg. Nos. SH/349/02A received 3 April 2002.
Materials Schedule, Dwg. Nos. G1035 and SH/349/01B received 8 April 2002.
Dwg. Nos. 398/7/3, 398/7/4 received 29 April 2002.

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Head of Planning & Development
29 MAY 2002

H03/0067/02

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.

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Peter Reg Last Draft - rec'd
Is Dot Dayley the
Agent now?

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H03/0067/02 Received: 16-JAN-02 Type: FULL

Name: Stamford Homes Ltd
Ashurst Southgate Park
Bakewell Road
Orton Southgate
Peterborough PE2 6YS

Agent: Stamford Homes Ltd
Ashurst Southgate Park
Bakewell Road
Orton Southgate
Peterborough PE2 6YS

Description: Residential development - 75 dwellings

Location : Land off New Road Deeping St Nicholas

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 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.

3 The development shall be carried out in accordance with the Acoustic Consultant's Report received by the Local Planning Authority on the 14 March 2002.

Reason: In the interests of residential amenity.

4 The development shall be carried out in accordance with the Flood Risk Assessment Report received by the Local Planning Authority on the 13 March 2002.

Reason: In the interests of residential amenity and reduction in the risk of flooding.

5 Notwithstanding the submitted details further details of a scheme of dusk to dawn lighting bollards for the private drives of the develpment shall be submitted to and approved in writing by the Local Planning Authority before development commences and be implemented before the dwellings are occupied.

Reason: In the interests of residential amenity.

6 The boundary fencing between the dwelling curtilages and the enclosed garage court shall be constructed of hit-and-miss timber boarding.

Reason: To enable surveillance of the garage courts from dwelling curtilages in interests of security.

7 A 2 metre fence and gate with anti-lift hinges erected and fitted with a robust key operated lock shall be erected between all houses as close to the front elevation as possible.

eason: To prevent unauthorised persons from gaining access to the rear of properties where most burglaries take place, in the interests of security.

8 Before development commences on the former farmyard a Contaminated Land Risk Assessment under the Environmental Protection Act, Part 2a shall be carried out and the results submitted to and approved in writing by the Local Planning Authority. Any remedial works to the land shall be carried out before development of the site commences.

Reason: In the interests of preserving the amenities of future occupiers of the site from any risk from contamination within the ground owing to the site being previously used as farmyard.

9 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.

10 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.

11 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.

The determined plans are:
1:2500 Site location plan, House types: Hamble, Barlee, Heywood, Hanningfield, Loxley, Kent, Hadleigh, Hemmingford, Helmsdale, Barford, Windermere, Loweswater, Garages: G135, G235, G335, G740, G840, G1640, G1840, G2035 received on 16 January 2002.
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Dwg. Nos. ~~309~~/7/1, 398/7/2 received 19 March 2002.
Dwg. Nos. SH/349/02A received 3 April 2002.
Materials Schedule, Dwg. Nos. G1035 and SH/349/01B received 8 April 2002.
Dwg. Nos. 398/7/3, 398/7/4 received 29 April 2002.

Head of Planning & Development
22 MAY 2002

H03/0067/02

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H03/0169/03 Received: 14-FEB-03 Type: CONDITION COMPLIANCE

Name: Stamford Homes
Ashurst Southgate Park
Bakewell Road
Orton Southgate
Peterborough PE2 6YS

Agent: Stamford Homes
Ashurst Southgate Park
Bakewell Road
Orton Southgate
Peterborough PE2 6YS

Description: Details of materials (Condition 9 of H03/0067/02)

Location : Land off New Road Deeping St Nicholas

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Material Schedule Revision 10 dated 25 February 2003 received 26 February 2003.

Head of Planning & Development
14-MAR-03

H03/0169/03

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.

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Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H03/0150/03 Received: 12-FEB-03 Type: CONDITION COMPLIANCE

Name: Stamford Homes
Bakewell Road
Orton Southgate
Peterborough
Cambs

Agent: Stamford Homes
Bakewell Road
Orton Southgate
Peterborough
Cambs

Description: Details of dusk till dawn bollards (Condition 5 of H03/0067/02)

Location : New Road Deeping St Nicholas

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Dwg. nos. E1277/50/A and E1277/51/A received 12 February 2003.

Head of Planning & Development
25-MAR-03

H03/0150/03

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.

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Director of Corporate Services

Earlier APP.

Application no: H03/0814/02

Applicant: Stamford Homes
Ashurst Southgate Park
Bakewell Road
Orton Southgate
Peterborough PE2 6YS

Agent: Stamford Homes Ltd
Ashurst Southgate Park
Bakewell Road
Orton Southgate
Peterborough PE2 6YS

Description: Details of lighting, boundary fencing and fence and gate (Conditions 5, 6 and 7 of H03/0067/02)

Location: Land off New Road
Deeping St Nicholas

Type: CONDITION COMPLIANCE

Date received: 11-JUL-02

NOTICE OF NON-DETERMINATION

South Holland District Council hereby give notice that no further action will be taken on this application.

Amended lighting details (Condition 5 of H03/0067/02) have been submitted under application number H03/0150/03.

Conditions 6 & 7 of H03/0067/02 do not require the submission of further details.

Head of Planning & Development
14-MAR-2003

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