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: H03/0719/02 Received: 21-JUN-02 Type: FULL

Name: Allison Homes Eastern Ltd
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Agent: Allison Homes Eastern Ltd
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Description: Proposed residential development - Plots 65-109 & 140-167 (revision to previously approved scheme)

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 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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

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satisfactorily.

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.

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 All carriageways within the applicaion site shall be constructed to a width of 5.5 metres with 1.8 metre service margins either side.

Reason: For the avoidance of doubt as the submitted plans shows widths of only 5 metres.

Note(s):

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The determined plans are:
Layout plan 2062:2K received on 8 Nov 02.
Materials schedule received on 18 Sep 02.
1:2500 site location plan & 1:500 site survey plan received on 21 Jun 02.
Dwg nos. A4/DG/307/V4 Rev E, S5/DG/03/V1-01, A4/DG/302-01 Rev E, D4/SG/11-01 Rev B, D4/SG/03/V12-01 Rev D, D4/SG/01/V5 Rev B, A4/304-01 Rev B, AB/01 Rev C, D3/SG/09/V1-01 Rev B, E3/SG/06/V4 Rev A, D3/SG/07[illegible]-01 Rev B, D3/SG/03/V4-01 Rev D, W/DDG/01 Rev A, W/DDG/02, W/DDG/03 Rev A, ADG/WD/01-01, ADG/WD/02-01, W/DSG/01 Rev A, W/DSG/02 & W/DSDG/01 Rev A received on 21 Jun 02.
Design Sheets:
Luddington, Hythe, DS/01 The Haddington, DS/01 The Villiers, DS/01 The Clarendon, DS/01 The Raliegh, DS/01 The Rossini, DS/01 The Walton, 01 The Marlow, 01 The Windsor & 01 Eastbourne received on 21 Jun 02.
Design Sheets:
DS/01 The Davenport & DS/01 The Hayden received on 8 Nov 02.

Head of Planning & Development
31 JAN 2003 H03/0719/02

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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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H03/0719/02 Received: 21-JUN-02 Type: FULL

Name: Allison Homes Eastern Ltd
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Agent: Allison Homes Eastern Ltd
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Description: Proposed residential development - Plots 65-109 & 140-167 (revision to previously approved scheme)

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 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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.

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.

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 All carriageways within the applicaion site shall be constructed to a width of 5.5 metres with 1.8 metre service margins either side.

Reason: For the avoidance of doubt as the submitted plans shows widths of only 5 metres.

Note(s):

The determined plans are:
Layout plan 2062:2K received on 8 Nov 02.
Materials schedule received on 18 Sep 02.
1:2500 site location plan & 1:500 site survey plan received on 21 Jun 02.
Dwg nos. A4/DG/307/V4 Rev E, S5/DG/03/V1-01, A4/DG/302-01 Rev E, D4/SG/11-01 Rev B, D4/SG/03/V12-01 Rev D, D4/SG/01/V5 Rev B, A4/304-01 Rev C, AB/01 Rev C, D3/SG/09/V1-01 Rev B, E3/SG/06/V4 ~~Rev A~~, D3/SG/07-01 Rev B, D3/SG/03/V4-01 Rev D, W/DDG/01 Rev A, W/DDG/02, W/DDG/03 Rev A, ADG/WD/01-01, ADG/WD/02-01, W/DSG/01 Rev A, W/DSG/02 & W/DSDG/01 Rev A received on 21 Jun 02.
Design Sheets:
Luddington, Hythe, DS/01 The Haddington, DS/01 The Villiers, DS/01 The Clarendon, DS/01 The Raliegh, DS/01 The Rossini, DS/01 The Walton, 01 The Marlow, 01 The Windsor & 01 Eastbourne received on 21 Jun 02.
Design Sheets:
DS/01 The Davenport & DS/01 The Hayden received on 8 Nov 02.

Head of Planning & Development
28 JAN 2003

28/1

H03/0719/02

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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: H03/0338/03 Received: 14-MAR-03 Type: CONDITION COMPLIANCE

Name: Allison Homes
West Elloe Avenue
Spalding
Lincs

Agent: Allison Homes
West Elloe Avenue
Spalding
Lincs

Description: Details of landscaping (Condition 2 of H03/0719/02)

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. 233-136-3A, 5A, 6B, 7A, 8A, 9A and 10A received 14 March 2003.

Head of Planning & Development
09-MAY-03

H03/0338/03

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Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H03/0125/03 Received: 06-FEB-03 Type: CONDITION COMPLIANCE

Name: Allison Homes Eastern Ltd
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Agent: Allison Homes Eastern Ltd
Banbury Close
West Elloe Avenue
Spalding
Lincs PE11 2BS

Description: Details of roads and footways (Condition 4 of H03/0719/02)

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. E1277/6/D, E1277/7/P, E1277/11/E, E1277/12/C, E1277/15/D and E1277/48/A received 6 February 2003.

Head of Planning & Development
14-MAR-03

H03/0125/03

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