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

Approval of Reserved Matters

Reference: H03/1081/01 Received: 12-SEP-01 Type: RESERVED MATTERS

Name: Allison Homes
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Agent: Tuckley Chester Design Ltd
Unit 9 Bell Plantation
Watling Street
Towcester
Northants NN12 6HN

Description: Residential development - 28 dwellings (Outline application reference H03/0547/98)

Location : Station Farm Off New Road
Deeping St Nicholas

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 Before development commences a Contaminated Land Risk Assessment carried out 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 a farmyard.

2 The bedrooms and living rooms of the dwellings which face onto the A16 shall be provided with acoustic ventilation.

Reason: In order to allow ventilation of these rooms without opening windows in the interests of preserving the amenities of the future occupiers of the dwelling houses by way of protecting them from noise from vehicles using the trunk road.

3 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

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(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.

4 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.

5 Before any development is commenced the written 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.

6 The junction of the estate road hereby permitted with the new alignment of New Road shall include visibility splays of 2.4 metres x 120 metres.

Reason: To ensure drivers emerging from the development have sufficient visibility of vehicles approaching the junction.

The determined plans are:
Dwg nos. 2062, 64, 77, 85, 111, 113, 12DA, HytheV1 & V2, 154, 166, 170, 183, 185, fencing details and garage design received 10 September 2001.
Dwg nos. 2062/4A and 233-136-11 received 28 November 2001.

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19 DEC 2001

H03/1081/01

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 H03/1081/01 Received: 12-SEP-01 Type: RESERVED MATTERS

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Agent: Tuckley Chester Design Ltd
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Northants NN12 6HN

Description: Residential development - 28 dwellings (Outline application reference H03/0547/98)

Location : Station Farm 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 Before development commences a Contaminated Land Risk Assessment carried out 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 a farmyard.

2 The bedrooms and living rooms of the dwellings which face onto the A16 shall be provided with acoustic venitlation.

Reason: In order to allow ventilation of these rooms without opening windows in the interests of preserving the amenities of the future occupiers of the dwelling houses by way of protecting them from noise from vehicles using the trunk road.

3 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.

4 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.

5 Before any development is commenced the written 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.

6 The junction of the estate road hereby permitted with the new alignment of New Road shall include visibility splays of 2.4 metres x 120 metres.

Reason: To ensure drivers emerging from the development have sufficient visibility of vehicles approaching the junction.

The determined plans are: 2062, 64, 77, 85, 111, 113, 120A, Hythe V1 + V2, 154, 166, 170, 183, 185, Fencing details, garage design 10-09-01

2062/4A, 233-136-11 28-11-01

Director of Customer Services
14 DEC 2001

H03/1081/01