SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H04/0990/00 Received: 10-AUG-00 Type: FULL

Name: Brian Harding Construction Ltd
4 Cresswell Close,
Pinchbeck,
Spalding,
Lincolnshire. PE11 3TY

Agent: Status Design
2 Edinburgh Walk,
Holbeach,
Spalding,
Lincolnshire. PE12 7AP

Description: Residential development.

Location : Ash Court Station Street
Donington Spalding Lincs

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 7 May 2003.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 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.

3 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.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

4 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.

5 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.

6 Before development commences details of the lighting for the shared private drive to Station Street shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented, before any dwellings are occupied.

Reason: In the interests of the character of the Conservation Area.

7 Before development commences details of acoustic vents for bedrooms two and three of the "Hendon" to be constructed on Plot 5 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed before the dwelling is occupied.

Reason: In the interests of the sound insulation of these bedrooms being located adjacent to a general industrial use.

8 The development shall be carried out in accordance with the approved plans and recommendations 3.1 and 3.2 of the Acoustic Report PW/J715/6728 dated 23 October 2000.

Reason: In the interests of the residential amenities of the future residents of the site.

9 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance on plots 5, 6, 7, 8 and 11, in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the

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

3 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.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

10 No development shall take place on plots 9, 10 and the adjacent triple garage, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

The determined plans are:-
Dwg No. SD00-009/2 and Noise Assessment received 1 November 2000;
Dwg. Nos. 20/H/200-1 and 1338-2 and Plans: Westminster, Finchley, Hampstead, Hendon, Kensington 1, Kensington 2, Hackney, Chelsea and garages received 10 August 2000;
Desk-Top Assessment received 26 October 2000;
Archaeological Evaluation received 5 April 2001.

Director of Housing and Planning Services
24 APR 2001

H04/0990/00

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 1990

Planning Permission

Reference: H04/0990/00 Received: 10-AUG-00 Type:FULL

Name: Brian Harding Construction Ltd
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Agent: Status Design
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Description: Residential development.

Location : Ash Court Station Street
Donington Spalding Lincs

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1 The development must be begun not later than 7 May 2003.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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

3 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.

4 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.

5 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.

6 Before development commences details of the lighting for the shared private drive to Station Street shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented, before any dwellings are occupied.

Reason: In the interests of the character of the Conservation Area.

7 Before development commences details of acoustic vents for bedrooms two and three of the "Hendon" to be constructed on Plot 5 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed before the dwelling is occupied.

Reason: In the interests of the sound insulation of these bedrooms being located adjacent to a general industrial use.

8 The development shall be carried out in accordance with the approved plans and recommendations 3.1 and 3.2 of the Acoustic Report PW/J715/6728 dated 23 October 2000.

Reason: In the interests of the residential amenities of the future residents of the site.

9 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance on plots 5, 6 ,7, 8 and 11, in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the

watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

and the adjacent ~~associated~~ triple garage

10 No development shall take place on plots 9, 10 until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

The determined plans are:-
Dwg No. SD00-009/2 and Noise Assessment received 1 November 2000;
Dwg. Nos. 20/H/200-1 and 1338-2 and Plans: Westminster, Finchley, Hampstead, Hendon, Kensington 1, Kensington 2, Hackney, Chelsea and garages received 10 August 2000;
Desk-Top Assessment received 26 October 2000;
Archaeological Evaluation received 5 April 2001.

Director of Housing and Planning Services
24 APR 2001

H04/0990/00

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.

24-4-01

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H04/0990/00 Received: 10-AUG-00 Type: FULL

Name: Brian Harding Construction Ltd
4 Cresswell Close,
Pinchbeck,
Spalding,
Lincolnshire. PE11 3TY

Agent: Status Design
2 Edinburgh Walk,
Holbeach,
Spalding,
Lincolnshire. PE12 7AP

Description: Residential development.

Location : Ash Court Station Street
Donington Spalding Lincs

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 7 May 2003.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 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.

3 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.

4 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.

5 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.

6 Before development commences details of the lighting for the shared private drive to Station Street shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented, before any dwellings are occupied.

Reason: In the interests of the character of the Conservation Area.

7 Before development commences details of acoustic vents for bedrooms two and three of the "Hendon" to be constructed on Plot 5 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed before the dwelling is occupied.

Reason: In the interests of the sound insulation of these bedrooms being located adjacent to a general industrial use.

8 The development shall be carried out in accordance with the approved plans and recommendations 3.1 and 3.2 of the Acoustic Report PW/J715/6728 dated 23 October 2000.

Reason: In the interests of the residential amenities of the future residents of the site.

X 9 ~~Any archaeological conditions.~~ SC70 .... involving ground disturbance on plots 5, 6, 7 + 11 in accordance with a scheme .....

The determined plans are:-

*SD00-009/2 received 1-11-00
20/H/200-1 received 10-8-00
1338-2 received 10-8-00
Westminster, Finchley, Hampstead, Hendon, Kensington 1, Kensington 2, Hackney, Chelsea, Garages 10-8-00

PTO

Noise Assessment 1-11-00
Desktop Assessment 26-10-00
Archaeological Evaluation 5-4-01

10.

"No development shall take place ~~within the area indicated.....(on the attached plan)~~ on plots 8, 9 + 10 ... until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the local planning authoritv".

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

Director of Housing and Planning Services
03 JAN 2001

H04/0990/00

17/4/01

19/4/01