Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0234/03 Received: 26-FEB-03 Type: FULL

Name: M Parker & Sons Ltd
St Johns Road
Spalding
Lincs
PE11 1JX

Agent: M Parker & Sons Ltd
St Johns Road
Spalding
Lincs
PE11 1JX

Description: Residential development of 6 dwellings

Location : Fleet Road Holbeach

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 Development shall not begin until a scheme to deal with any potential contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The above scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid risk to the environment when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented in their entirety.

Reason: Previous commercial use of the site as a haulage yard since 1992 would indicate possible contamination problems. It is therefore advisable for the site to be investigated and assessed before development begins.

3 Prior to the commencement of any part of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide footway along the full width of the site's frontage to Fleet Road. The works, as approved, shall be completed prior to the occupation of the first dwelling.

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Reason: To ensure the provision of safe and adequate means of access on foot for residents and their visitors.

4 Before the development is brought into use the private driveways shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To deter the opportunity for crime and in the interest of public safety.

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

7 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.

8 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.

9 The privet hedge along the frontage of the site shall be retained in its entirety.

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Reason: In the interest of the amenities of the locality.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows shall be inserted into the west elevation of the permitted building on Plot 2, other than those expressly authorised by this permission.

Reason: In the interest of residential amenity and to prevent overlooking.

Note(s):

The determined plans are:
Dwg no. DANEFRH PLOT 2 received 26 February 2003.
Amended dwg nos. FRHSP01 (scale 1:500 & 1:2500), FRHSHANPLOT 3 4 5 6, FRHCAL PLOT 2 and FRH GAR 02 received 1 May 2003.
Flood Risk Assessment received 8 May 2003.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Head of Planning & Development
21 JUL 2003 H05/0234/03

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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Town and Country Planning Act etc

DRAFT PERMISSION

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Agent: M Parker & Sons Ltd
St Johns Road
Spalding
Lincs
PE11 1JX

Description: Residential development of 6 dwellings

Location : Fleet Road Holbeach

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 Development shall not begin until a scheme to deal with any potential contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The above scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid risk to the environment when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented in their entirety.
Reason: Previous commercial use of the site as a haulage yard since 1992 would indicate possible contamination problems. It is therefore advisable for the site to be investigated and assessed before development begins.

3 Prior to the commencement of any part of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide footway along the full width of the site's frontage to Fleet Road. The works, as approved, shall be completed prior to the occupation of the first dwelling.
Reason: To ensure the provision of safe and adequate means of access on foot for residents and their visitors.

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

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PLOT
Flood Risk Assessment, rec 8/5/03 ✓

Head of Planning & Development
16 JUL 2003

H05/0234/03

? HN (Planning note) ✓

? ~~FEA~~

21/7/03