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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0489/99 Received: 19-MAY-99 Type: FULL

Name: D Brown (Building Cont.) Ltd
30 Park Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Residential development (Plots 1, 2, 3, 5, 6, 9 and 10)

Location : Hocklesgate Fleet
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 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 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.

3 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

4 Before any dwelling is commenced, all of that part of the estate road and associated footways that

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forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

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 All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:1991. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained until the completion of the development.

Reason: To ensure that retained trees are adequately protected.

The determined plans are:- 9635:26A, 9635:9A, 9635:24, 9635:19 and site plan received on 19 May 1999.

Director of Housing and Planning Services
14 JUL 1999

H05/0489/99

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 etc

DRAFT PERMISSION

Reference H05/0489/99 Received: 19-MAY-99 Type: FULL

Name: D Brown (Building Cont.) Ltd
30 Park Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Residential development (Plots 1, 2, 3, 5, 6, 9 and 10)

Location : Hocklesgate Fleet
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 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 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.

3 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

4 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

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 All trees that are to be retained shall be protected during the course of construction in accordance with British Standard 5837:1991. Moreover measures for protection in accordance with that standard shall be implemented prior to the storage of materials or commencement of work on the site and shall be maintained ~~to the Local Planning Authority's reasonable satisfaction~~ until the completion of the development.

Reason: To ensure that retained trees are adequately protected.

SN1 Determined Plans are: 9635:26A 9635:9A 9635:24 9635:19

Director of Housing and Planning Services
14 JUL 1999

✓ 15/7 H05/0489/99

IMS 15-7-99.