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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0600/01 Received: 18-MAY-01 Type:S73A CONTINUATION

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Description: Continuation of permission without retaining pedestrian link (condition 13 of H05/0414/92)

Location : Armitage Close Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

The determined plans are:-
Block plan receive on 18 May 01.

Director of Housing and Planning Services
13 JUL 2001

H05/0600/01

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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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H05/0600/01 Received: 18-MAY-01 Type: S73A CONTINUATION

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Agent: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs PE12 7AX

Description: Continuation of permission without retaining pedestrian link (condition 13 of H05/0414/92)

Location : Armitage Close Holbeach
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

The determined plans are:-
Block plan receive on 18 May 01.

Director of Housing and Planning Services
16 JUL 2001

H05/0600/01

✓
16/7
UNS
18-7-01

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0414/92 Received:02-APR-92 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Erection of 11 dwellings including private road/estate road access. Demolish existing 3 pairs of houses etc
Location : Land off Foxes Low Road Holbeach
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 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.

3 The hedging proposed along the sites frontage shall be allowed to reach a height of at least one metre. In the event of it being removed it shall be replaced within six months by hawthorn hedging. Such replanting shall be maintained by the owner/owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least one metre.

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

4 Details of the block paviors to be used for the private road, including colour shall be submitted to and approved by the Local Planning Authority before development commences.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and the amenities of the future occupants of the dwellings.

5 Prior to the occupation of the dwellings hereby permitted a 1.8 metre vertical close boarded fence shall be erected along the eastern boundary of the site tothe reasonable satisfaction of the Local Planning Authority.

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

6 Before plots 1 to 6 inclusive are occupied the private road shall be laid out, including visibility splays, as shown on the submitted drawing number FD145/2.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

7 Before the accesses are commenced to be used,provision shall be made within Plots 6, 7 & 8 to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 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.

9 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 enable the position of the dwelling(s) and associated estate road(s) *in the layout to be fixed more accurately* in the interests of the proper planning of the area.

10 Before any development is commenced the 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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

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.

11 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway, including the visibility splay shall be constructed for at least 40 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.

12 Prior to Plots 6, 7 & 8 and 9 becoming occupied a 1.5 metre wide footway shall be provided as shown on the submitted plans.

Reason: To provide safe and adequate passage for the residents and their visitors, in the interest of highway safety.

13 Prior to the occupation of the dwellings on plots 1 and 5 a pedestrian link shall be provided in accordance with the plans accompanying the application (drawing number 165/10/1 received by the Local Planning Authority on 5 August 1992) from the hammerhead of the private drive to the land to the south of the site.

Reason: In the interests of residential amenity.

14 Before the commencement of the development hereby permitted a scheme of lighting in respect of the private drive shall be submitted to and approved by the Local Planning Authority and such scheme shall be implemented to the satisfaction of the Local Planning Authority before any of the dwellings accessed from the said private drive are occupied.

Reason: In the interests of the amenity of future occupants.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing number 165/10/1) received by the Local Planning Authority on 5 August 1992.

The applicants are reminded that the horsechestnut trees at the rear are the subject of Fleet Tree Preservation Order No 5, 1992.