SALLY WALTHAM
BA (Hons) FC.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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0362/00 Received: 28-MAR-00 Type: FULL

Name: Glenfield Homes
Falklands Road
Sutton Bridge
Spalding
Lincolnshire

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of 4 x 3 bed bungalows with garaging and formation of public open space

Location : Plots 10, 11, 12, & 14 St Mary's Meadows Gedney Spalding Lincolnshire

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 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be implemented as approved upon completion of the landscaping.

Reason: In the interests of the proper long term development of the site and in the general interest of the visual amenity of the area.

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4 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.

5 Prior to the occupation of Plots 10 and 11 a two metre high close boarded fence shall be erected and maintained along the southern boundary of Plot 10 and the western boundary of Plot 11. In addition, acoustic vents shall be fitted to bedroom 1 of Plot 10.

Reason: To avoid detrimental impact on the occupiers of these two plots, having regard to their proximity to the A17 Trunk Road and the adjacent commercial garage.

The determined plans are:-
384-01-A1-028, 024, 384-01-A3-027, 018, 384/01/29 received on 28 March 2000.

Director of Housing and Planning Services
01 AUG 2000

H06/0362/00

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 etc

DRAFT PERMISSION

Reference H06/0362/00 Received: 28-MAR-00 Type: FULL

Name: Glenfield Homes
Falklands Road
Sutton Bridge
Spalding
Lincolnshire

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of 4 x 3 bed bungalows with garaging and formation of public open space

Location : Plots 10, 11, 12, & 14 St Mary's Meadows Gedney Spalding Lincolnshire

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 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 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small, privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be implemented as approved upon completion of the landscaping.

Reason: In the interests of the proper long term development of the site and in the general interest of the visual amenity of the area.

4 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.

5 Prior to the occupation of Plots 10 and 11 a two metre high close boarded fence shall be erected and maintained along the southern boundary of Plot 10 and the western boundary of Plot 11. In addition, acoustic vents shall be fitted to bedroom 1 of Plot 10.

Reason: To avoid detrimental impact on the occupiers of these two plots, having regard to their proximity to the A17 Trunk Road and the adjacent commercial garage.

The determined plans are:- 384-01-A1-028, 024, 018, 384-01-A3 -0
384/01/29 received 28-3-00.
✓ Nsh

Director of Housing and Planning Services
29 JUL 2000

H06/0362/00

UTS 31/7/00