

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0782/97

Received: 10-JUL-97 Type: FULL

Name: McKenna Developments
Fishpond Lane
Holbeach
Spalding
Lincs

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

Description: Construction of eight bungalows

Location : Land at St Mary's Meadow (Phase 2)
Gedney Spalding

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 roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved in writing 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 Notwithstanding the description given on Drawing No. 160/3/2 Revision A, the fence to be constructed along the entire length of the southern boundary of the site shall be an acoustic fence and shall be a minimum of 2 metres in height. Such a fence shall be provided to the reasonable satisfaction of the Local Planning Authority before any of the dwellings on plots 2, 3 and 5 are occupied.

Reason: In the interests of residential amenity.

- 6 Prior to the occupation of the dwellings on plots 3 and 5, the south facing windows of those dwellings shall be provided with acoustic vents to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

- 7 Prior to the occupation of the dwellings on plots 1, 5, 6 and 8, 1.8 metre high close boarded fencing shall be provided on their boundaries to the reasonable satisfaction of the Local Planning Authority in accordance with the details shown on Drawing No. 160/3/2 Revision A.

Reason: In the interests of residential amenity.

- 8 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 five 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.

This permission is granted in accordance with the application submitted as revised by the amended plans (Drawing No's 160/3/1A and 160/3/2 and garage drawing 'B') received on 13 October 1997 by the Local Planning Authority.

Director of Housing and Planning Services
18-DEC-97 H06/0782/97

This decision refers only to that required for the purposes of the Town and Country Planning Act 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

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X Description: Construction of ^{eight} ~~nine~~ bungalows ✓ ~~PERM. SEE AGENT'S DESCRIPTION~~

Location : Land at St Mary's Meadow (Phase 2)
Gedney Spalding

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.

- X
- 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.

- X
- 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.

- X 5 Notwithstanding the description given on Drawing No. 160/3/2 Revision A, the fence to be constructed along the entire length of the southern boundary of the site shall be an acoustic fence and shall be a minimum of 2 metres in height. Such fence shall be provided to the reasonable satisfaction of the Local Planning Authority before any of the dwellings on plots 2, 3 and 5 are occupied.
- XX
X

Reason: In the interests of residential amenity.

- 6 Prior to the occupation of the dwellings on plots 3 and 5, the south facing windows of those dwellings shall be provided with acoustic vents to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

- is this OK? X 7 Prior to the occupation of the dwellings on plots 1, 5, 6 and 8, a 1.8 metre high close boarded fence shall be provided on their boundaries to the reasonable satisfaction of the Local Planning Authority in accordance with the details shown on Drawing No. 160/3/2 Revision A.
- 4/2-17/12

? X Reason: ? IN THE INTERESTS OF RESIDENTIAL AMENITY

- 8 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 five 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.

* X This permission is granted in accordance with the application submitted as revised by the amended plans (Drawing Nos 160/3/2A) received on 160/3/1A AND 160/3/2 AND CHANGE DRAWING 'B'.

09-DEC-97

Checked SJS 15/12.

Authorised to issue (inc Delegation).... 9.17.12..

* John what about drawing nos 160/3/1A, 160/3/12
a single garage design sheet

? what about plans/letter rec'd 4/9/97.
(are there still 9 dwellings)?
please amend description to refer to 8 dwellings
10/11/12