SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H06/1057/98 Received:27-OCT-98 Type:FULL

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

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

Description: Erect 14 dwellings and new road.

Location : Land off Roman Bank Gedney Dyke
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 Before development is commenced more precise details of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

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

4 Before development is commenced more precise details showing screening along the boundaries adjoining residential property shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of the dwelling on the plot to which it relates.

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

5 Before development is commenced the visibility splay shown on the 1:500

plan accompanying the application shall be provided, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 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.

7 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.

8 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.

9 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.

10 Before development is commenced more precise details of the materials to be used for the surfacing of the private drives shall be submitted to and approved in writing by the Local Planning Authority.

SOUTH HOLLAND DISTRICT COUNCIL

Reason: To ensure a satisfactory development, in the interests of visual amenity.

11 Arrangements shall be made for an Archaeological Watching Brief or evaluation in respect of the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before development is commenced. A report of the archaeologists findings shall thereafter be submitted to the Local Planning Authority within one month of completion of the Watching Brief or evaluations. and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

12 Before development is commenced details (including elevations and cross-sections) of the new effluent treatment plant shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

This permission is granted in accordance with the application submitted as revised by the amended plans (drg no's HOU 03 and GED-01) received by the Local Planning Authority on 1 December 1998 and 24th December 1998 respectively.

Director of Housing and Planning Services
13-JAN-99 H06/1057/98

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.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

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Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Erect 14 dwellings and new road.

Location : Land off Roman Bank Gedney Dyke
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 Before development is commenced more precise details of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

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

4 Before development is commenced more precise details showing screening along the boundaries adjoining residential property shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of the dwelling on the plot to which it relates.

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

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plan accompanying the application shall be provided, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

6 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.

7 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.

8 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.

9 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.

10 Before development is commenced more precise details of the materials to be used for the surfacing of the private drives shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of visual amenity.

11 Arrangements shall be made for an Archaeological Watching Brief or evaluation in respect of the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before development is commenced. A report of the archaeologists findings shall thereafter be submitted to the Local Planning Authority within one month of completion of the Watching Brief or evaluations, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

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Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

This permission is granted in accordance with the application submitted as revised by the amended plans (drg no's HOU 03 and GED-01) received by the Local Planning Authority on 1 December 1998 and 24th December 1998 respectively.

11-JAN-99 Checked ....

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