



Town and Country Planning Act 1990

Planning Permission

Reference: H06/1124/96

Received: 09-DEC-96 Type: FULL

Name: G T L Developments Ltd
High Grove, Bedford Row
Foul Anchor
Tydd
Wisbech Cambs PE13 5RF

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Residential development (five bungalows)

Location : Topsgate Gedney
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 Before the construction of any of the dwellings are commenced, the lay-by and footway (including drainage) shall be constructed in accordance with details to be approved in writing by the Local Planning Authority. Such details shall include a scheme of street lighting.

Reason: To enable delivery and service and construction vehicles to wait outside the curtilages of the individual properties without blocking the highway, in the interests of highway safety.

- 3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

- 4 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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/1124/96

Received: 09-DEC-96 Type: FULL

Name: G T L Developments Ltd
High Grove, Bedford Row
Foul Anchor
Tydd
Wisbech Cambs PE13 5RF

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Residential development (five bungalows)

Location : Topsgate Gedney
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 Before the construction of any of the dwellings are commenced, the lay-by and footway (including drainage) shall be constructed in accordance with details to be approved in writing by the Local Planning Authority. Such details shall include a scheme of street lighting.

Reason: To enable delivery and service and construction vehicles to wait
X outside the curtilages of the individual properties without blocking the
highway, in the interests of highway safety.

- 3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

- 4 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.

- 5 Before the occupation of the individual dwellings, the link walls and gates between those respective dwellings and their garages ~~shall~~ be provided shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

- 6 Before ^{the} ~~ten~~ construction of access drives in respect of plots 2 to 5, the colour of the paviers in which they will be surfaced shall be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended letter received on 12 February 1997 by the Local Planning Authority.

03-MAR-97

Checked *J 4/3*...

Authorised to issue (inc Delegation).....*1/6*...

BRIAN SMITH Dip TP MRTPJ
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Planning & Building Control Department
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Town and Country Planning Act 1990

Planning Permission

Reference: H06/1049/93

Received: 03-NOV-93 Type: PERMISSION RENEWAL

Name: Land & Buildings Consultancy	Agent: Land & Buildings Consultancy
Estate Management Valuation	Estate Management Valuation
Design & Building Services	Design & Building Services
County Offices	County Offices
Newland, Lincoln LN1 1ZA	Newland, Lincoln LN1 1ZA

Description: Residential development

Location : Land fronting Tops Gate Gedney
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:

- Application for approval of reserved matters must be made not later than 1 three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
- (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 Before any development is commenced on site, details of the siting, design and external appearance (including materials) of the proposed dwellings and garages and of the means of access thereto, and of all boundary walls, fences or other means of enclosure, shall be submitted to and approved by the Local Planning Authority.

Reason: The proposal is in "outline" form.

- 3 The development shall be of a layout and design which reflects the traditional building character of the area and such as to enable the development to be effectively integrated into the physical fabric of the village and the surrounding landscape.

Reason: In the interests of visual amenity.

- 4 Before any other development is commenced, space sufficient to accommodate a 2.4 metres wide layby shall be provided along the whole of the site's frontage to Top's Gate to the satisfaction of the Local Planning Authority. Details of the construction of the layby, including its surfacing, shall be

agreed in writing by the Local Planning Authority before its construction.

Reason: To enable motor vehicles to wait clear of the carriageway of Top's Gate, in the interests of highway safety.

- 5 Before any of the proposed dwellings are occupied a footway shall be constructed along the whole of the site's frontage to Top's Gate in accordance with details to be approved by the Local Planning Authority.

Reason: To provide for the safe passage on foot of residents and their visitors.

- 6 When application is made to the Local Planning Authority for approval of the "reserved matters", that application shall be accompanied by a scheme of landscaping and tree planting (indicating, inter alia, the number, species, height on planting and positions of all the trees) in respect of the land to which that application relates; and such scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within the period of 12 months beginning with the date on which development of that land is commenced (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs and bushes shall be adequately maintained for the period of 10 years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: In the interests of visual amenity.

N.B. Attention is drawn to the requirements of:-

- (a) National Rivers Authority contained in their letter of 26 October, 1990 (ref: GT/90/1/LCC/0134) addressed to Lincolnshire County Council.
- (b) South Holland Internal Drainage Board in their letter of 8 October, 1990 (ref: RS/PA-K/SH285/JAM) addressed to Anglian Water.

sgd B SMITH
Director of Planning and Building Control Services

08-FEB-94 H06/1049/93