Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

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Priory Road
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Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H09/0065/03 Received: 21-JAN-03 Type: RESERVED MATTERS

Name: Tudor Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs. PE12 7AX

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs. PE13 1NB

Description: Proposed 58 houses for Phase 2 of development (Outline application H09/0471/00)

Location : Wignals Gate Spalding Road
Holbeach

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 The equipped play area shall be substantially implemented prior to Plot Nos. 30 – 38 and Plot Nos. 54 – 58 being offered for sale.

Reason: To protect the amenities of future residents.

2 The perimeter of the site and all rear gardens shall be secured with a robust fence or wall, without footholds, to a minimum height of 1.8 metres. A 2.0 metre fence and lockable gate with anti-lift hinges shall be erected between all houses as close to the front building line as possible.

Reason: In the interests of the security of future residents.

3 Before the occupation of any dwelling served by a private driveway, lighting of such driveway shall be provided, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be retained and maintained in an operational manner.

Reason: In the interests of the security of future residents.

Note(s):

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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The determined plans are:
1:2500 location plan, drawing numbers 2802/5, /6, /7 & /8, house types - The Aragon (Mark 2), Melford, Lancaster SG, Rufford, Nunnington, Burghley, Richmond, Greenwich, Framlington, Seymour, Bridewell, Kentwell, Salisbury & The Wootton and single & double garage details received 21 January 2003.
Amended drawing numbers 2802/2C and 23/G/500-2 received 20 June 2003.

Your attention is drawn to the attached comments of the South Holland Internal Drainage Board.

You are advised to ensure that any prospective purchasers of dwellings are aware of the proposed play area. This could be done through publicity material, sales information or the erection of a sign on the estate.

The Environment Agency has objected to the proposal given the absence of a Flood Risk Assessment (FRA) under the provisions of Planning Policy Guidance Note No. 25 'Development and Flood Risk', July 2001. However, you are advised that this Council published a Strategic Flood Risk Assessment (SFRA) in February 2003 which shows the application site to be within an area adequately defended by existing Drainage Board systems. The Council is therefore satisfied that in this instance planning permission can be approved without the requirement of a Flood Risk Assessment. The Environment Agency has been notified of this decision.

Details of the Council's SFRA are available at the Council Offices, Priory Road, Spalding or on the Council's web-site, www.sholland.gov.uk.

Head of Planning & Development
17 JUL 2003 H09/0065/03

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.

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Acting Director of Customer Services

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H09/0065/03 Received: 21-JAN-03 Type: RESERVED MATTERS

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Agent: Peter Humphrey Assoc.
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Description: Proposed 58 houses for Phase 2 of development (Outline application H09/0471/00)

Location : Wignals Gate Spalding Road
Holbeach

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

1 The equipped play area shall be substantially implemented prior to Plot Nos. 30 – 38 and Plot Nos. 54 – 58 being offered for sale.

Reason: To protect the amenities of future residents.

2 The perimeter of the site and all rear gardens shall be secured with a robust fence or wall, without footholds, to a minimum height of 1.8 metres. A 2.0 metre fence and lockable gate with anti-lift hinges shall be erected between all houses as close to the front building line as possible.

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Reason: In the interests of the security of future residents.

Note(s):

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Head of Planning & Development
14 JUL 2003

H09/0065/03

16/7/03