BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0384/93 Received:27-APR-93 Type:FULL

Name: Longhurst Housing Association Agent: Meldrum Lee & Gillatt
Friars House 49 High Street
Shodfriars Office Centre Boston
Quaker Lane Lincs
Boston, Lincs PE21 8SP
Description: Proposed St Matthew Society hostel and "move-on" flats and 6 two-bedroom bungalows for the elderly
Location : Site off Arthurs Avenue Holbeach 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 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 enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

4 Before any development is commenced the 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

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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 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved by the Local Planning Authority.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

6 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots to the satisfaction of the Local Planning Authority.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

7 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

8 The service margin on the south side of the estate road hereby approved shall be 1.8 metre wide.

Reason: In the interests of amenity and to allow adequate width for the provision of public utilities.

9 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

10 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

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period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

11 Whilst development is being carried out the trees on the site, the subject of Holbeach Tree Preservation Order No 16, 1992, shall be protected from damage in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

Reason: To ensure the trees are not adversely affected as they are of visual amenity value.

12 Prior to the commencement of the development hereby approved, full details of the proposed facing bricks and roofing tiles shall be approved in writing by the Local Planning Authority.

Reason: To define the permission and because insufficient details have been provided.

13 Prior to the occupation of the bungalows hereby approved, fencing shall be provided in respect of their individual 'curtilages' to the satisfaction of the Local Planning Authority. Such fencing shall be agreed in writing with the Local Planning Authority prior to its erection.

Reason: In the interests of residential amenity.

14 With regard to the hostel and flats hereby approved, this permission shall enure solely for the benefit of the St Matthew Housing Association Ltd or any other registered Housing Association.

Reason: To define the terms of the permission and to ensure the Local Planning Authority retains sufficient control over the development in the interests of maintaining the amenities of the area.

15 Notwithstanding the provision of the Town and Country Planning General Development Order 1988, none of the bungalows hereby approved shall be extended.

Reason: To define the terms of the permission and in the interests of residential amenity.

16 No development shall commence on site until arrangements have been made to the satisfaction of the Local Planning Authority for the disposal of foul and surface (roof and yard) water.

Reason: In the interests of amenity.

17 The development hereby approved shall provide for a footpath link to the existing footpath to the north west of the site.

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Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the letter and plans received by the Local Planning Authority on the 9 June 1993.

sgd B SMITH
Director of Planning and Building Control Services

19-JUL-94 H09/0384/93

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0081/95 Received:27-JAN-95 Type:CONDITION COMPLIANCE

Earlier Permission: H09/0384/93

Name: Longhurst Housing Assoc. Ltd
Friars House
Quaker Lane
Boston
Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Details of landscape planting for hostel and bungalows (Condition 9 of H09/0384/93)
Location : Off Arthurs Avenue Holbeach Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

This approval is granted in accordance with the application submitted as revised by the amended plan (drawing number 4978-56(B)), received by the Local Planning Authority on 16 May 1995.

Director of Housing and Planning Services
23-JUN-95 H09/0081/95

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.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0081/95 Received:27-JAN-95 Type:CONDITION COMPLIANCE

Name: Longhurst Housing Assoc. Ltd
Friars House
Quaker Lane
Boston
Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Details of landscape planting ~~layout submitted~~ for hostel and bungalows (Condition 9 of H09/0384/93)

Location : Off Arthurs Avenue Holbeach
Spalding Lincs

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

This ~~permission~~ approved is granted in accordance with the application submitted as revised by the amended plan (drawing number 4978-56(B)), received by the Local Planning Authority on 16 May 1995.

20-JUN-95 AD check.....

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

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SOUTH HOLLAND DISTRICT COUNCIL

H09/0081/95
CONDITION COMPLIANCE

Applicant: Longhurst Housing Assoc. Ltd Agent: Meldrum Lee & Gillatt
Tel: 01205 354477 01205 364795 Mr T Robinso

Description: Details of landscape planting layout submitted (Condition 9 of H09/0384/93)

Location: Off Arthurs Avenue
Holbeach
Spalding
Lincs

28 Jul 95

Valid date: 27-JAN-95 Terminal date: ~~24-MAR-95~~
Target dates: Target Committee: 07-MAR-95
To case officer 03-FEB-95 Report deadline: 21-FEB-95
Inspected by 10-FEB-95 Agreed TD Ext:
Extra contacts 17-FEB-95 Case Officer:
Report if not clear by 03-MAR-95 J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

			Sent	Expiry
Miss D M Fairchild	01775 761161	E	03-FEB-95	17-FEB-95

L.C.C - No Obs / cb 2/5/95