



Town and Country Planning Act 1990

Planning Permission

Reference: H09/0158/96

Received: 20-FEB-96 Type: PERMISSION RENEWAL

Name: The Royal Bank of Scotland
(Jersey) Ltd
P O Box 542, Royal Bank House
71 Bath Street
St Helier Jersey JE4 8XF

Agent: Vawser & Co
Planning Consultants
46 West End
March
Cambs PE15 8DL

Description: Erect 25 dwellings with garages, estate road, vehicular access & landscaping (Renewal of H09/1302/90)

Location : Plots 2-26, Off Hallgate 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 Prior to the occupation of any dwelling upon the site the close boarded fencing shall be erected along the northern and eastern boundaries of the site in accordance with the details accompanying the application, to the reasonable satisfaction of the Local Planning Authority.

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

- 3 Before development is commenced a scheme showing additional landscaping along the southern and western boundaries of the site (including position, planting height and species) 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 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 Prior to development being commenced details of acoustic glazing to be installed in east facing habitable room windows of plots 23-26 shall

completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.

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

- 11 Before the commencement of any dwelling upon the site the visibility splay shall be provided in accordance with drawing no. EIS001/6 accompanying the application. It shall thereafter remain clear of all obstructions exceeding 0.6 metres in height.

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.

This permission is granted in accordance with the application submitted as revised by drawing number EIS001/20B received by the Local Planning Authority on 22nd February 1991.

The additional landscaping along the western and southern boundaries should consist of indigenous hedging (e.g. Hawthorn). This should be interspersed by native trees along the southern boundary to soften the visual impact of the development.

Director of Housing and Planning Services
30-APR-96 H09/0158/96

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.

be submitted to and agreed in writing with the Local Planning Authority. Such a scheme as may be approved shall be implemented in respect of each dwelling before its occupation.

Reason: In the interests of residential amenity.

- 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 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.

- 8 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 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 other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

- 10 Existing hedging along the western boundary of the site shall be retained at a height of at least 1.8 metres and in the event of the existing hedge dying it shall be replaced within 6 months by hedging of the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for a period of 5 years beginning with the date of

Town and Country Planning Act etc

DRAFT PERMISSION

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Location : Plots 2-26, Off Hallgate Holbeach
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 Prior to the occupation of any dwelling upon the site the close boarded fencing shall be erected along the northern and eastern boundaries of the site in accordance with the details accompanying the application, to the reasonable satisfaction of the Local Planning Authority.

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

- XX 3 Before the development is commenced a scheme showing additional landscaping along the southern and western boundaries of the site (including position, planting height and species) shall be submitted to and approved in writing by the Local Planning Authority.

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

- IX X
PLEASE CHECK
3 YEARS IN
CLOCK FROM
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 ~~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.

- 5 Prior to development being commenced details of acoustic glazing to be installed in east facing habitable room windows of plots 23-26 shall

be submitted to and agreed in writing with the Local Planning Authority. Such a scheme as may be approved shall be implemented in respect of each dwelling before its occupation.

Reason: In the interests of residential amenity.

- 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 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.

- 8 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 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 other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

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completion of the planting and during that period all losses shall be made good as and when necessary; the replanting shall be allowed to reach a height of at least 1.8 metres.

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

- 11 Before the commencement of any dwelling upon the site the visibility splay shall be provided in accordance with drawing no. EIS001/6 accompanying the application. It shall thereafter remain clear of all obstructions exceeding 0.6 metres in height.

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.

This permission is granted in accordance with the application submitted as revised by drawing number EIS001/20B received by the Local Planning Authority on 22nd February 1991.

- x The additional landscaping along the western and southern boundaries should consist of indigenous hedging (e.g. Hawthorn). This should be interspersed by native trees along the southern boundary to soften the visual impact of the development. 24/4/96

24-APR-96

AD check..... 26/6

Authorised to issue (inc Delegation)..... 24/4/96