SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0256/00 Received: 07-MAR-00 Type: FULL

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

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs.

Description: Residential Development (Revised layout to plots 50 - 72 & 86 - 99)

Location : Land at Foxes Low Road 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 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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.

4 Prior to the commencement of any development hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide

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SERVICES DEPARTMENT

footway, along the north side of Foxes Low Road, from the site entrance to connection with the existing footway at the junction of Foxes Low Road with Wilders Garth for improvements at the Foxes Low Road/Fleet Road junction and for strengthening or repair of Foxes Low Road at the site entrance. The scheme shall also include adequate provision for the disposal of highway surface run-off. Such works as approved shall be completed prior to the occupation of any dwelling hereby permitted.

Reason: To ensure safe pedestrian access to the town centre, that the Foxes Low Road/Fleet Road junction continues to operate in a safe and effective manner and to ensure that the section of Foxes Low Road at the site entrance is adequate to accommodate the additional traffic movements.

5 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.

6 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.

7 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 effect, by reason of flooding, the amenity of nearby land.

The determined plans are:-
Dwg. No. 2168-40a and designs for Plots 50-72 and 86-90 received on 2 Mar 00.
Location plan received on 7 Mar 00.

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Director of Housing and Planning Services
02 MAY 2000

H09/0256/00

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Name: Ashwood Homes
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Holbeach
Spalding, Lincs. PE12 7AX

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs.

Description: Residential Development (Revised layout to plots 50 - 72 & 86 - 99)

Location : Land at Foxes Low Road 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 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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.

4 Prior to the commencement of any development hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide

footway, along the north side of Foxes Low Road, from the site entrance to connection with the existing footway at the junction of Foxes Low Road with Wilders Garth for improvements at the Foxes Low Road/Fleet Road junction and for strengthening or repair of Foxes Low Road at the site entrance. The scheme shall also include adequate provision for the disposal of highway surface run-off. Such works as approved shall be completed prior to the occupation of any dwelling hereby permitted.

Reason: To ensure safe pedestrian access to the town centre, that the Foxes Low Road/Fleet Road junction continues to operate in a safe and effective manner and to ensure that the section of Foxes Low Road at the site entrance is adequate to accommodate the additional traffic movements X

5 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.

6 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.

7 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 effect, by reason of flooding, the amenity of nearby land.

The determined plans are:-

X ~~Location plan~~, Dwg. No. 2168-40a and designs for Plots 50-72 and 86-90 received on 2 March 2000.

location plan received 7 March 2000

66 28/4

Director of Housing and Planning Services
27 APR 2000

H09/0256/00

Termind dde 2/5.

LNS 28-4-00