SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0527/94 Received:01-JUN-94 Type:SEC 73 MODIFICATION

Name: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed redevelopment of site to form five dwellings, (without complying with condition 8 of H16/0658/93)
Location : Fishpond Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, 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 development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Notwithstanding the details shown on the approved plan, 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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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 Before the access road is commenced to be used, the visibility splays as shown on drawing number RMB/2448/26B shall be provided.

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.

5 Notwithstanding the notation on the approved plan, 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 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.

7 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.

8 A minimum of seven car parking spaces shall be provided to the satisfaction of the Local Planning Authority prior to the dwellings becoming occupied, in the positions shown in yellow on the approved plan.

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

9 Before the proposed dwellings are occupied, the footway (as shown on drawing number RMB/2448/26B) shall be provided in accordance with details to be approved.

Reason: In order to provide safe and adequate pedestrian facilities for the residents of this development and also their visitors.

10 Before any development is commenced, details of the construction and surfacing materials for the seven car parking spaces and the area between it and the estate road shall be submitted to and approved by the Local Planning Authority, and so constructed before any of the dwellings hereby permitted are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also future occupiers.

SOUTH HOLLAND DISTRICT COUNCIL

11 The development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the reasonable satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

Director of Planning and Building Control Services
13-JUL-94 H09/0527/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0527/94 Received:01-JUN-94 Type:SEC 73 MODIFICATION

Name: Mr I B McEwan
47 Station Road
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Agent: Messrs Poddingtons
43 Double Street
Spalding
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PE11 2AA

Description: Proposed redevelopment of site to form five dwellings, (without complying with condition 8 of H16/0658/93)
Location : Fishpond Lane Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, 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 development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Notwithstanding the details shown on the approved plan, 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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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 Before the access road is commenced to be used, the visibility splays as shown on drawing number RMB/2448/26B shall be provided.

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.

5 Notwithstanding the notation on the approved plan, 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 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.

7 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.

8 A minimum of seven car parking spaces shall be provided to the satisfaction of the Local Planning Authority prior to the dwellings becoming occupied, in the positions shown in yellow on the approved plan.

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

9 Before the proposed dwellings are occupied, the footway (as shown on drawing number RMB/2448/26B) shall be provided in accordance with details to be approved.

Reason: In order to provide safe and adequate pedestrian facilities for the residents of this development and also their visitors.

10 Before any development is commenced, details of the construction and surfacing materials for the seven car parking spaces and the area between it and the estate road shall be submitted to and approved by the Local Planning Authority, and so constructed before any of the dwellings hereby permitted are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also future occupiers.

SOUTH HOLLAND DISTRICT COUNCIL

11 The development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the reasonable satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

Director of Planning and Building Control Services
13-JUL-94 H09/0527/94

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0527/94 Received:01-JUN-94 Type:SEC 73 MODIFICATION

Name: Mr I B McEwan
47 Station Road
Long Sutton
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed redevelopment of site to form five dwellings (without complying with condition 8 of H16/0658/93)

Location : Fishpond Lane 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 the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Notwithstanding the details shown on the approved plan, 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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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 Before the access road is commenced to be used, the visibility splays as shown on drawing number RMB/2448/26B shall be provided.

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.

5 Notwithstanding the notation on the approved plan, 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 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.

7 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.

8 A minimum of seven car parking spaces shall be provided to the satisfaction of the Local Planning Authority prior to the dwellings becoming occupied, in the positions shown in yellow on the approved plan.

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

9 Before the proposed dwellings are occupied, the footway (as shown on drawing number RMB/2448/26B) shall be provided in accordance with details to be approved.

Reason: In order to provide safe and adequate pedestrian facilities for the residents of this development and also their visitors.

10 Before any development is commenced, details of the construction and surfacing materials for the seven car parking spaces and the area between it and the estate road shall be submitted to and approved by the Local Planning Authority, and so constructed before any of the dwellings hereby permitted are occupied.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also future occupiers.

11 The development shall not be commenced until an investigation and assessment of ground conditions has been carried out to the reasonable satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.

12-JUL-94

AD check.....12/7.

Authorised to issue (inc Delegation).....12/7

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

TL1 Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

SC12 Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Notwithstanding the details shown on the approved plan, the approved scheme scheme of landscaping 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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

SC22 (amended)

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

4 Before the access road is commenced to be used, the visibility splays as shown on Drawing No. RMB/2448/26B shall be provided.

SC4

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.

5 Notwithstanding the notation on the approved plan, the roads and footways

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FC7

shall be laid out and made up in accordance with the specification, programme and details submitted with the application 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.

C2 (amended)

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 road from which the car parking spaces gain access has been constructed.

C20

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.

7 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.

C13

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.

8 A minimum of 7 car parking spaces shall be provided to the satisfaction of the Local Planning Authority prior to the dwellings becoming occupied, in the positions shown in yellow on the ~~attached~~ APPROVED plan.

SC8

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

9 Before the proposed dwellings are occupied, the footway (as shown on Drawing no. RMB/2448/26B) shall be provided in accordance with details to be approved.

SC6

Reason: In order to provide safe and adequate pedestrian facilities for the residents of this development and also their visitors.

10 Before any development is commenced, details of the construction and surfacing materials for the 7 car parking spaces and the area between it and the estate road shall be submitted to and approved by the Local Planning Authority, and so constructed before any of the dwellings hereby permitted are occupied.

SD

Reason: To ensure a satisfactory development in the interests of the amenities of the locality and also future occupiers.

PTO

11 The development shall not be commenced until an investigation and assessment of ground conditions has been carried out tc the reasonable satisfaction of the Local Planning Authority, and any necessary remedial action taken to safeguard future occupiers of the dwellings.

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwellings.