FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H09/0829/02 Received: 16-JUL-02 Type: CONDITION COMPLIANCE

Name: Martin Eagle
20 Farrow Avenue
Holbeach
Spalding
Lincs PE12 7DG

Agent: Martin Eagle
20 Farrow Avenue
Holbeach
Spalding
Lincs PE12 7DG

Description: Details of garage siting and elevations (Conditions 13 & 14 of H09/0010/83)

Location : 20 Farrow Avenue Holbeach

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:

1 Surface water from the building shall be disposed of in accordance with the details accompanying the application.

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

The determined plans are:
1:2500 and 1:500 plans and elevational plans received 16 July 2002.

Head of Planning & Development
20 SEP 2002 H09/0829/02

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H09/0829/02 Received: 16-JUL-02 Type: CONDITION COMPLIANCE

Name: Martin Eagle
20 Farrow Avenue
Holbeach
Spalding
Lincs PE12 7DQ

Agent: Martin Eagle
20 Farrow Avenue
Holbeach
Spalding
Lincs PE12 7DQ

Description: Details of garage siting and elevations (Conditions 13 & 14 of H09/0010/83)

Location : 20 Farrow Avenue Holbeach

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

1 Surface water from the building shall be disposed of in accordance with the details accompanying the application.

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

The determined plans are:
1:2500 and 1:500 plans and elevational plans received 16 July 2002.

Head of Planning & Development
18 SEP 2002

H09/0829/02

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H9/0010/83 2 9 DATE RECEIVED: 10/01/83

APPLICANT: E Fletcher Blds (Mid) Ltd
Station Road
Kettering
Northants

AGENT: Eaton, Manning, Wilson
5 King Street
Newcastle-Under-Lyme
Staffordshire
ST5 1EL

TYPE: Full GRID REF: 536250 324390

DESCRIPTION: Residential development together with day centre for the elderly

LOCATION: Land off Farrow Avenue, Holbeach

SHDC
Planning & Development
16 JUL 2002
Ref 0829/02

The South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the carrying out of the development in accordance with the application and plans submitted, subject to 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 41 of the Town and Country Planning Act 1971.

2 Before any development is commenced the approval of the local planning authority is required to:
   (i) a *specification of the type of construction proposed for roads and/or footways;
   (ii) a programme for the making up of the roads and/or footways;
   (iii) details of the method and means of disposal of surface water;

Cont/

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
12 MARKET PLACE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 3272

(iv) detailed plans to a scale of 1:500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1:500 horizontal and not less than 1:100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1:100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);

(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institution of Civil Engineers in 1963.

*This specification shall be such as to enable the local highway authority in due course to take over the roads and/or footways as highways maintainable at the public expense.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

3 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 not later than 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.

4 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecouse and kerb foundation of the new estate road onto which it fronts, is adjacent to or gains access 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.

5 Before any other part of the development is commenced, the unadopted 35 metres of Farrow Avenue shall be made up to accordance with details to be approved (as in the above condition 3).

Reason: To ensure the proposed development has a satisfactory connection to a maintained highway in the interest of amenity and road safety.

6 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.

Cont/

7 The development shall be screened by planting on the southern boundary of the site to the satisfaction of Local Planning Authority.

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

8 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the local planning authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interest of the amenities of the area.

9 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.

10 Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977-1981, no walls, fences or other means of enclosure shall be erected on any land situated in front of any walls of a dwelling facing onto a public highway or proposed public highway or public open space or amenity area, without the express written permission of the local planning authority.

Reason: To maintain the amenity of the locality by ensuring that the original design concept is retained.

11 The final layout shall provide for road connection(s) with the adjoining land to the south and on development of the adjoining land the developers of the land to which this permission relates shall not obstruct the free passage of traffic from the road connection(s) provided. Such road(s) shall be constructed right up to the boundaries of the site.

Reason: To ensure that provision can be made for co-ordinating development in future should the need arise.

12 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.

Cont/

13 Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 - 1981, no garages shall be erected except in accordance with the positions shown on the layout plan 1834.08a, unless the prior written consent to a variation in siting is agreed by the Local Planning Authority.

Reason: In the interests of maintaining the character of the estate.

14 Notwithstanding the provisions of the town and Country Planning General Development Orders 1977 - 1981 no garage shall be erected except in accordance with detailed elevation plans approved by th Local Planning Authority.

Reason: In the interests of maintaining the character of the estate.

15 Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 to 1981 no extensions to dwellings shall be erected without the express permission of the local planning authority.

Reason: In the interests of maintaining the character of the estate.

NOTES TO APPLICANTS

This permission is granted in accordance with the application submitted as revised by drawings 1834.01A, 1834.02B and 1834.08A received by the local planning authority on 7th February, 1983.

2nd March, 1983