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Telephone: (0775) 761161
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14 NOV 1994

1097/95

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0793/94 Received:11-AUG-94 Type:FULL

Name: Hall & Tawse Ptns Ltd
Area Office
Raine House
Ashbourne Road
Mackworth, Derby DE22 4NB

Agent: The Wilkinson Hindle Halsall
Lloyd Partnership
56 The Ropewalk
Nottingham
NG1 5DW

Description: Erection of 17 two bed bungalows for the elderly

Location : Land 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 The development when completed shall accord in every particular with the details of the submitted approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

3 Before the commencement of the development, the existing buildings, structures and installations and associated areas of hard surfacing shall be demolished or broken up and all materials and rubble removed from the site to the satisfaction of the Local Planning Authority.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

4 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

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of residential amenity and convenience.

5 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.

6 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.

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 Before any of the dwellings are occupied, the footway along the sites frontage to Hallgate shall be set back/widened to the visibility splay line.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Hallgate.

9 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.

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.

10 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.

Reason: In the interests of residential amenity.

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Before the commencement of the development, details shall be submitted to
11 and approved in writing by the Local Planning Authority of sufficient sound insulation measures within the dwellings to minimise, to the satisfaction of the Local Planning Authority, any risk of disturbance from the adjoining commercial premises to the east. Such measures shall subsequently be incorporated in the dwellings to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

Before the occupation of any of the dwellings, the 1.8 metre high privacy
12 screens relating specifically to their respective curtilages shall be provided to the satisfaction of the Local Planning Authority.

Reason: To control development which if not controlled could lead to an unacceptable reduction of private amenity space attaching to the dwellings.

Notwithstanding the provisions of the Town and Country Planning General
13 Development Order 1988 none of the dwellings, except those on Plots 6 and 7, shall be extended.

Reason: In the interests of residential amenity and to ensure a satisfactory form of development.

Before the occupation of the dwellings on Plots 8, 9 and 10 the earth
14 bunding, retaining wall and fence as shown on the approved plan shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity and to ensure a satisfactory form of development.

The approved scheme of landscaping and/or screening shall be carried out
15 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.

Before development is commenced, details of the earth bund, retaining wall
16 and fence to rear plots 8, 9 and 10, and details of an accoustic fence along the remaining section of the northern, western and eastern boundary shall be submitted to and approved by the Local Planning Authority and these features shall be installed before the occupation of any of the dwellings.

Reason: In the interests of residential amenity.

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SOUTH HOLLAND DISTRICT COUNCIL

sgd B SMITH
Director of Planning and Building Control Services

21-OCT-94 H09/0793/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/1097/95 Received:14-NOV-95 Type:CONDITION COMPLIANCE

Name: Hall & Tawse Partners
Salisbury House
Salisbury Road
Totton
Southampton SO40 3XF

Agent: Hall & Tawse Partners
Salisbury House
Salisbury Road
Totton
Southampton SO40 3XF

Description: Details of landscaping (Condition 15 of application H09/0793/94)
Location : The Sidings, Off Hallgate Holbeach
Spalding Lincs

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

01-DEC-95

AD check.....

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

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/1097/95 Received:14-NOV-95 Type:CONDITION COMPLIANCE

Earlier Permission: H09/0793/94

Name: Hall & Tawse Partners
Salisbury House
Salisbury Road
Totton
Southampton SO40 3XF

Agent: Hall & Tawse Partners
Salisbury House
Salisbury Road
Totton
Southampton SO40 3XF

Description: Details of landscaping (Condition 15 of application H09/0793/94)
Location : The Sidings, Off Hallgate 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:

Director of Housing and Planning Services
08-DEC-95 H09/1097/95

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) F.C.I.H. Director of Housing & Planning Services

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