SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1134/96 Received:11-DEC-96 Type:FULL

Name: Langwith Builders Ltd
72 Church Street
Holbeach
Spalding
Lincs

Agent: Langwith Design Associates
72 Chruch Street
Holbeach
Spalding
Lincs

Description: Erection of 12 dwellings with garages

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 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.

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 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.

4 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

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)

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.

5 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.

6 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

7 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 20 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.

8 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

9 Before the occupation of the individual dwellings their respective fencing or screen walling in terms of their curtilage shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

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SOUTH HOLLAND DISTRICT COUNCIL

10 The development shall be undertaken strictly in accordance with the approved plans.

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

11 Before the occupation of the dwelling on plot 11, the window in the bedroom shown as 'bed 3' on the approved plan shall be fitted with an acoustic vent, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

12 Before the occupation of the dwelling on plot 12, the window in the bedroom shown as 'bed 2' on the approved plan shall be fitted with an acoustic vent or alternatively, an additional window fitted in the southern elevation wall of that bedroom. Such work shall be done to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing nos. LDA/003/1(A) and LDA/003/11(B) received by the Local Planning Authority on 20 June 1997 and materials schedule received by the Local Planning Authority on 15 July 1997.

Director of Housing and Planning Services
23-JUL-97 H09/1134/96

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Erection of 12 dwellings with garages

Location : Land 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 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.

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 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.

4 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.

5 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.

6 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

7 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 20 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.

8 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

9 Before the occupation of the individual dwellings their respective fencing or screen walling in terms of their curtilage shall be provided to the reasonable satisfaction of the Local Planning Authority.

X Reason: IN THE INTERESTS OF VISUAL AND RESIDENTIAL AMENITY

10 The development shall be undertaken strictly in accordance with the approved plans.

Reason: TO DEFINE THE TERMS OF THE PERMISSION AND TO ENSURE A SATISFACTORY FORM OF DEVELOPMENT

11 Before the occupation of the dwelling on plot 11, the window in the bedroom shown as 'bed 3' on the approved plan shall be fitted with an acoustic vent, to the reasonable satisfaction of the Local Planning Authority.

Reason: IN THE INTERESTS OF RESIDENTIAL AMENITY

12 Before the occupation of the dwelling on plot 12, the window in the bedroom shown as 'bed 2' on the approved plan shall be fitted with an acoustic vent or alternatively, an additional window fitted in the southern elevation wall of that bedroom. Such work shall be done to the reasonable satisfaction of the Local Planning Authority.

Reason: IN THE INTERESTS OF RESIDENTIAL AMENITY.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing nos. LDA/003/1(A) and LDA/003/11(B) received by the Local Planning Authority on 20 June 1997 and materials schedule received by the Local Planning Authority on 15 July 1997.

21-JUL-97 Checked .....

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