SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1216/98 Received: 09-DEC-98 Type: FULL

Name: McKenna Developments Ltd.
Fishpond Lane
Holbeach
Spalding
Lincs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of four bungalows

Location : Land off Damgate 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 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.

3 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.

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4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

5 The access shall incorporate 6 metre radii and the carriageway shall be a minimum of 5 metres wide to a point 90 metres from the carriageway edge of Damgate.

Reason: In the interests of highway safety.

6 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.

7 Before the commencement of development, an assessment shall be undertaken, to the reasonable satisfaction of the Local Planning Authority, of the degree of possible contamination of the site. Such assessment, which shall be submitted to and approved in writing by the Local Planning Authority, shall identify not only the degree of contamination but also remedial action necessary to safeguard the future occupiers of the dwellings on the site and the dwellings themselves and any users or occupiers of neighbouring land in respect of that contamination. In addition, the identified remedial measures shall be undertaken in total to the reasonable satisfaction of the Local Planning Authority before the commencement of development.

Reason: In the interests of residential amenity.

8 Before the construction of any of the dwellings, the existing equipment, structure and installations on the site shall be removed (including any resultant rubble) from the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amentiy.

9 The development shall be undertaken strictly in accordance with the approved plans.
Reason: To ensure a satisfactory form of development.

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10 Before any dwelling is commenced the roadway shall be constructed along it's whole length, in accordance with the approved details, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory access to the site, in the interests of highway safety.

This permission is granted in accordance with the application submitted as revised by the amended plans (dwg no. 160/04/A3/04A) received by the Local Planning Authority on 14 Jan 99.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
30 APR 1999

H09/1216/98

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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Description: Erection of four bungalows

Location : Land off Damgate Holbeach
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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 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.

3 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.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

5 The access shall incorporate 6 metre radii and the carriageway shall be a minimum of 5 metres wide to a point 90 metres from the carriageway edge of Damgate.

Reason: In the interests of highway safety.

6 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.

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Reason: To ensure a satisfactory form of development.

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Director of Housing and Planning Services
29 APR 1999

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H09/1216/98

LMS - 30-4-99.