SALLY WALTHAM
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Director of Housing & Planning Services

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H11/0276/01 Received: 05-MAR-01 Type: CONDITION COMPLIANCE

Name: Ashwood Developments
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs. PE12 7AX

Agent: Ashwood Developments
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs.

Description: Details of external materials, roads, surface water disposal (Conditions 2, 6 8 & 10 of H11/1414/00)

Location : Daniels Gate Long Sutton
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:

The determined plans are:-
Letter from South Holland Internal Drainage Board, schedule of materials and plan nos. STND/LCC/01E, STND/SEW/01E, 32429/A1/04E, 02A and 03G received 5 March 2001.

Director of Housing and Planning Services
17 APR 2001

H11/0276/01

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

Reference H11/0276/01 Received: 05-MAR-01 Type: CONDITION COMPLIANCE

Name: Ashwood Developments
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs. PE12 7AX

Agent: Ashwood Developments
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs.

Description: Details of external materials, roads, surface water disposal (Conditions 2, 6 8 & 10 of H11/1414/00)

Location : Daniels Gate Long Sutton
Spalding Lincs

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

The determined plans are:-
Letter from South Holland Internal Drainage Board, schedule of materials and plan nos. STND/LCC/01E, STND/SEW/01E, 32429/A1/04E, 02A and 03G received 5 March 2001.

Director of Housing and Planning Services
11 APR 2001

H11/0276/01

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UNS 12/4/01

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H11/1414/00 Received: 07-DEC-00 Type: FULL

Name: Ashwood Developments
Holbeach Manor
Fleet Road
Holbeach
Lincs PE12 7AX

Agent: Ashwood Developments
Holbeach Manor
Fleet Road
Holbeach
Lincs PE12 7AX

Description: Residential development

Location : Daniels Gate Long Sutton
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 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 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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted

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HOUSING & PLANNING SERVICES DEPARTMENT

Development) Order 1995 (or any Order revoking or re-enacting that Order) permission shall be required in respect of fences, gates or walls erected within the curtilage of any dwelling in front of the forwardmost part of that dwelling fronting a highway or open spaces.

Reason: In the interests of the amenity of the development and area as a whole.

5 A landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas and play equipment, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be carried out as approved.

Reason: In the interests of the proper long term development of the site and in the general interests of the visual amenity of the area.

6 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.

7 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.

8 Before any development is commenced the written 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.

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SERVICES DEPARTMENT

9 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 60 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.

10 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.

11 Notwithstanding the submitted plans, more detailed landscape plans and designs relating to all play areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Such revised plans shall be implemented in accordance with the requirements of Condition 12.

Reason: To ensure detailed designs meet the interests of safety and security.

12 Prior to the occupation of the 20th dwelling hereby approved, the play areas shall be laid out, constructed and made available for use.

Reason: To ensure the areas are reasonably available for use by the first occupiers of the estate, rather than after the estate as a whole is completed.

13 Prior to the commencement of development, a scheme of lighting for all private driveways shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented concurrently with the development, and made available for use prior to the occupation of any dwelling to which the lighting scheme relates.

Reason: In the interests of convenience and the safety of future occupiers.

The determined plans are:-
Dwg no.s 1341/1 and 2, portfolio of dwelling types and location plan received 4 December 2000.
Amended site layout and landscaping scheme received 30 January 2001.