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: H12/1264/02 Received: 20-NOV-02 Type: CONDITION COMPLIANCE

Name: Day & Hammond Buildings Ltd
Lime Walk
Long Sutton
Spalding
Lincs PE12 9HG

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Details of open space (Condition 2 of H12/1096/00)

Location : Puddingpoke Lane Lutton

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:
Landscape Management Plan and Children's Play Area Specification received 29 October 2002.

Head of Planning & Development
13 DEC 2002

H12/1264/02

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H12/1264/02 Received: 20-NOV-02 Type: CONDITION COMPLIANCE

Name: Day & Hammond Buildings Ltd
Lime Walk
Long Sutton
Spalding
Lincs PE12 9HG

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Details of open space (Condition 2 of H12/1096/00)

Location : Puddingpoke Lane Lutton

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

The determined plans are:
Landscape Management Plan and Children's Play Area Specification received 29 October 2002.

Head of Planning & Development
11 DEC 2002

H12/1264/02

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Town and Country Planning Act 1990

Planning Permission

Reference: H12/1096/00 Received: 07-SEP-00 Type: FULL

Name: Day & Hammond Buildings Ltd
Lime Walk
Long Sutton
Spalding
Lincolnshire PE12 9HG

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erection of 27 dwellings, garages and provision of public open space

Location : Puddingpoke Lane Lutton
Spalding Lincolnshire

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 March 2003.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Prior to the occupation of 50% of the dwellings hereby approved, the open space shall be prepared and seeded and play equipment installed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of providing early amenity for the first occupiers on the site.

3 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, 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.

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

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4 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.

5 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. Any such scheme as approved shall be carried out in full upon completion of the planting.

Reason: In the interests of the general visual amenity of the area.

6 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 use hereby permitted is commenced.

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

7 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

8 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled

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and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

9 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.

10 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.

11 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.

12 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

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vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

13 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.

14 No development shall commence until such time as a footpath diversion order has been confirmed.

Reason: In the interests of certainty.

The determined plans are:-
Dwg Nos. 20/H/300-1, 20/H/300-2, 99002/1, Double Garage H1P/1, Double Garage TSM, Single Garage TSM, Eamont, Spey-2, Dove, Dove 2, Dee 2, Clyde -2, Don, Deben, Rede, Blyth, Thaw & Wye received on7 Sep 00.

You are advised to discuss the nature of the play equipment, protective fencing, and dog guards with the Council prior to seeking compliance with Condition 2. Sensitivity of design is warranted, given the position of the play area in a visually sensitive context.

Head of Planning & Development
21 NOV 2000 H12/1096/00

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