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: H13/0104/00 Received: 15-FEB-00 Type: FULL

Name: Allison Homes
West Elloe Avenue
Spalding
Lincs

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

Description: Construction of 61 dwellings with garages and off street parking

Location : Land off Fengate Moulton Chapel
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 23 September 2003.

Reason: To accord with the time scale associated with outline planning permission on the site, beyond which the Local Planning Authority may seek not to renew consent, in accordance with the need to reduce the oversupply of housing in the District and to focus development in the towns in accordance with Planning Policy Guidance Note No. 3 'Housing'.

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 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.

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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.

4 Prior to the occupation of 50% of the dwellings hereby approved the open space, together with toddlers play area, shall be fully completed.

Reason: In the interests of providing access to the open space to those residents occupying early phases of the development.

5 Details of surface and boundary treatment for that element of the public footpath link falling within and linking to the southern boundary of the site shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of development. The approved scheme shall be implemented prior to first occupation of any house.

Reason: In the interests of offering alternative pedestrian access to and from the site should the ability to do so arise.

6 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 in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by 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.

7 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.

8 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.

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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.

9 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.

10 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.

11 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.

12 Prior to the commencement of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide footway at the sites frontage to Fengate together with a system for the satisfactory disposal of highway surface water run-off and a street lighting scheme. The works as approved shall be completed prior to the occupation of the first dwelling on the site.

Reason: To ensure the provision of safe and adequate means of access on foot for residents and their visitors; to ensure the dwellings and the adjacent highway are not adversely affected by reason of flooding and to ensure that the carriageway and footway are adequately lit to modern standards.

13 The design shall include provision of an adoptable 1.8 metre wide service margin where no

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footway is provided adjacent to the carriageway edge.

Reason: To ensure adequate provision of the location of statutory undertakers plant within an adoptable highway.

14 Prior to the commencement of development, a scheme of wheel washing for exiting contractor's vehicles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development, or such other time period as may be agreed in writing with the Local Planning Authority, and retained in working order for the duration of the development.

Reason: In the interests of public amenity and safety by minimising the deposition of mud and debris on the public highway.

The determined plans are:-
Dwg. Nos. W/DSG/01 (single garage), W/DSG/01 (double garage), W/DDG/02, W/DDG/03, W/ASG/02A, P/H4/205, B3/SG/13 Rev A, AB/01, R4/SG/06/V1, E3/SG/06/V2 Rev A, D3/SG/03/V4 Rev B, D4/SG/03/V12 Rev A, R5/DG/03/V1 Rev A, A4/DG/302 Rev A, A4/DG/303, 01 Rev A, DG/SG/01/V4, A4/304, D3/SG/02/V7 and D3/SG/03/V4 Rev B received on 31 January 2000.

Dwg. Nos. 233/92/3A, 4A, 5A and 6A, R4/DG/04/V1, D4/SG/01/VS and D4/SG/03/V7 received on 17 July 2000.

Dwg. Nos. RS/DG/01/V1, 02/1 and B3/SG/14 received on 24 August 2000.

Dwg. Nos. D3/SG/03/V4 Rev B, D3/SG/02/V7 Rev A, P/H4/132 Rev A, A5/DG/03/V1, R4/DG/02/V2 Rev A and Materials Schedule received on 4 October 2000.

Dwg. Nos. 233/92/1 Rev D and 233/92/2A Rev D received on 6 October 2000.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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Director of Housing and Planning Services
19 OCT 2000

H13/0104/00

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

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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 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.

4 Prior to the occupation of 50% of the dwellings hereby approved the open space, together with toddlers play area, shall be fully completed.

Reason: In the interests of providing access to the open space to those residents occupying early phases of the development.

5 Details of surface and boundary treatment for that element of the public footpath link falling within and linking to the southern boundary of the site shall be submitted to and approved in writing with the Local Planning Authority prior to the commencement of development. The approved scheme shall be implemented prior to first occupation of any house.

Reason: In the interests of offering alternative pedestrian access to and from the site should the ability to do so arise.

6 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 in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by 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.

7 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.

8 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.

9 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.

10 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.

11 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.

12 Prior to the commencement of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority for the provision of a 1.8 metre wide footway at the sites frontage to Fengate together with a system for the satisfactory disposal of highway surface water run-off and a street lighting scheme. The works as approved shall be completed prior to the occupation of the first dwelling on the site.

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footway is provided adjacent to the carriageway edge.

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Director of Housing and Planning Services
29 SEP 2000

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The determined plans are:-

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29 SEP 2000

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