Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

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FILE COPY

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H13/0174/03 Received: 18-FEB-03 Type: CONDITION COMPLIANCE

Name: Tudor Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding Lincs

Agent: Peter Humphrey Assoc.
30 Old Market
Wisbech
Cambs. PE13 1NB

Description: Footway and lighting system (Condition 9 of H13/0950/02)

Location : Mill Marsh Road Moulton Seas End

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:

Note(s):

The determined plans are:
Dwg nos. J388-12B, -14B, -21A and -23A received 18 February 2003.
Dwg nos. J388-11D, -13B and -22A received 30 July 2003.

Head of Planning & Development
08 AUG 2003 H13/0174/03

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 H13/0174/03 Received: 18-FEB-03 Type: CONDITION COMPLIANCE

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Agent: Peter Humphrey Assoc.
30 Old Market
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Cambs. PE13 1NB

Description: Footway and lighting system (Condition 9 of H13/0950/02)

Location : Mill Marsh Road Moulton Seas End

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

Note(s):

The determined plans are:
Dwg nos. J388-12B, -14B, -21A and -23A received 18 February 2003.
Dwg nos. J388-11D, -13B and -22A received 30 July 2003.

Head of Planning & Development
06 AUG 2003

H13/0174/03

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4 Before any dwelling is commenced 1.8 metre high close-boarded fencing shall be erected along the southern boundary of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenity of occupiers of dwellings located to the south of the site.

5 Before development is commenced more precise details of the materials to be used for the external roofs shall be submitted to and approved in writing by the Local Planning Authority. The roofing material to be used with regard to the dwellings on Plots 8, 9, 10 and 11 shall consist of terracotta clay pantiles.

Reason: In the interests of the visual amenities of the locality and to preserve the setting of "The Chapel", which is a Grade II Listed Building.

6 Prior to the commencement of any other part of the development hereby permitted, the carriageway of Mill Marsh Road, between the site entrance and the junction of Common Road, shall be widened such that its width shall be no less than 5.5 metres.

Reason: To ensure the provision of safe and adequate means of access.

7 Prior to the commencement of construction of any dwelling having a frontage to Mill Marsh Road, the carriageway of Mill Marsh Road from the estate road to the western boundary of the site shall be strengthened and widened to a minimum of 5.5 metres and a system for the disposal of surface water run-off shall be provided, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access.

8 Prior to the occupation of any dwelling hereby permitted, a footway shall be provided on the south side of Mill Marsh Road, between the site entrance and the junction of Common Road, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access, on foot, for residents and their visitors.

9 Prior to the occupation of any dwelling having a frontage to Mill Marsh Road, a 1.8 metre wide footway shall be constructed and a street lighting system shall be provided, for the full length of that frontage, all in accordance with details to be submitted to and approved in writing by the Local

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Planning Authority.

Reason: To ensure the provision of safe and adequate means of access on foot for residents and their visitors.

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 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.

12 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.

13 Before development is commenced details of a scheme of lighting with regard to the private drives shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented prior to occupation of any dwelling served off a private drive.

Reason: To ensure a satisfactory level of amenity for occupiers of those dwellings served off a private drive.

14 Before development is commenced precise details of the play equipment, layout and fencing to be installed within the children's play area shall be submitted to and approved in writing by the Local Planning Authority. Such equipment/fencing shall thereafter be installed prior to occupation of