Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H13/0328/96 Received:15-APR-96 Type:FULL

Name: Broadgate Exclusive Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Exclusive Homes
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Weston Hills
Spalding Lincs

Description: Residential development comprising of 3 detached houses and four detached bungalows
Location : Land off Broad Lane (Adj. to 4 Broad Lane)
Moulton Spalding Lincs

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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs (apart from roofing material, plots 1, 2 and 3) 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 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.

4 The existing hawthorn hedge shall be maintained at a height of at least 1 metre along the north western boundary of the site, apart from the access points, in accordance with drawing no.96004/001 A accompanying the application. In the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of 5 years, beginning with the date of completion of the planting, and during that period all losses shall be made good as and when necessary.

The replanting shall be allowed to reach a height of at least 1 metre.

Reason: To ensure the existing hedge is retained, in the interests of the visual amenities of Moulton Conservation Area.

5 The proposed hedging shown on the plan accompanying the application (drawing no. 96004/001A) shall be planted in its entirety within a period of 2 years beginning with the date on which development of the land is commenced. It shall be maintained by the owner or owners of the land on which it is situated for the period of 5 years beginning with the date of completion and during that period all losses shall be made good as and when necessary. The hedging shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

6 Before any dwelling is occupied the scheme of screening relating to that particular plot shall be put into effect, to the reasonable satisfaction of the Local Planning Authority.

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

7 Before development is commenced details of means of construction and surfacing of the private drive and individual accesses shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development that is in keeping with the visual amenities of Moulton Conservation Area.

8 Before the occupation of the dwelling on plot 1, the associated access and turning facility shall be provided on site in accordance with drawing number 96004/001 A accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

9 Before any of the dwellings (other than that on plot 1) are occupied the private drive and turning space shall be provided in accordance with the ~~details accompanying the application~~, to the reasonable satisfaction of the Local Planning Authority.

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

10 The dwelling on plot 1 shall have a vertical timber boarded garage door.

Reason: In the interests of the visual amenities of Moulton Conservation Area.

11 The fenestration treatment in respect of plots 1, 2 and 3 should be strictly in accordance with the details accompanying the application.

Reason: In the interests of the visual amenities of Moulton Conversation Area.

12 Before development is commenced a scheme of street lighting (including the private drive) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be implemented and made fully operational, to the reasonable satisfaction of the Local Planning Authority, before the occupation of any of the dwellings.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

This permission is granted in accordance with the application submitted as revised by the amended plan (Drawing No. 96004/001 A) received by the Local Planning Authority on 28th May 1996.

SCAN 26/6

24-JUN-96 AD check.....

Authorised to issue (inc Delegation)....28/6/96