

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0402/95

Received:05-MAY-95 Type:SEC 73 MODIFICATION

Earlier Permission: H13/0988/91

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding, Lincs

Description: Erect 3 dwellings serviced by temporary private drive,
without prior construction of estate road (Mod.Cond.4,5&6)

Location : Off Roman Road Moulton Chapel
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS
BEEN GRANTED for the proposal described above, subject to any
condition(s) set out below:

- 1 Before any dwelling is occupied the drive and turning facility shall be provided on site in accordance with the plan accompanying the application (drawing number DGM-MC.2A), received by the Local Planning Authority on 5 May 1995.

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

- 2 Before the occupation of any dwelling the first 15 metres of the access from Roman Road shall be suitably hardened in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To prevent unsuitable materials from being deposited on the adjoining carriageway, in the interests of highway safety.

- 3 Before any fourth dwelling is commenced upon the site the approval of the Local Planning Authority is required to:
 - (i) a specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location

- 3 of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 4 Any fourth dwelling upon the site shall not be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road, onto which it fronts, is adjacent to, or gains access from, has been constructed

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 5 Before any fourth dwelling is commenced upon the site the approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of 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.

The applicant is reminded of the need to retain ownership or control of all relevant land to ensure future construction of an estate road in accordance with the Highway Authority's specification.

Director of Housing and Planning Services
06-JUN-95 H13/0402/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H13/0146/95

Received:14-FEB-95 Type:RESERVED MATTERS

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Bungalow and garage (Plot 2)

Location : Off Roman Road Moulton Chapel
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Notes:

Your attention is drawn to the need to comply with Conditions 4, 5 and 6 of outline planning permission H13/0988/91 before commencement.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing number DGM-MC.2A), received by the Local Planning Authority on 13 March 1995.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

sgd B SMITH
Director of Housing and Planning Services

25-APR-95 H13/0146/95

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 710772



Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H13/0147/95

Received:14-FEB-95 Type:RESERVED MATTERS

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Bungalow and garage (Plot 1)

Location : Off Roman Road Moulton Chapel
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Notes:

Your attention is drawn to the need to comply with Conditions 4, 5 and 6 of outline planning permission H13/0988/91 before commencement.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing number DGM-MC.2A), received by the Local Planning Authority on 13 March 1995.

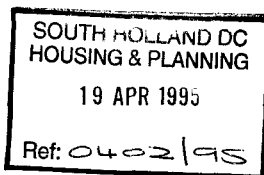
Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

For the avoidance of doubt, the approved material to be used for the external walls is Yorkshire Lincoln Red bricks.

sgd B SMITH
Director of Housing and Planning Services

25-APR-95 H13/0147/95

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/0988/91

Received: 15-OCT-91 Type: OUTLINE

Name: J O Simpson
16 Roman Road
Moulton Chapel
Spalding
Lincs PE12 0XQ

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Residential Development

Location : Roman Road Moulton Chapel
Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

- 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 Before any development is commenced the approval of the Local Planning Authority is required to:
- (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

*This specification shall be such as to enable the Local Highway Authority in due course to take over the roads and/or footways as highways maintainable at the public expense

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 5 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 enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 6 Before any development is commenced the 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.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department.
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



7 The visibility splay shown on the submitted plan shall be protected at all times.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

Notes to Applicant:

The applicant is advised that this decision has been granted in accordance with the details of the letter received by the Local Planning Authority on 29 January, 1993, agreeing to delete reference to plot numbers and landscaping. These matters are therefore reserved for subsequent approval.

sgd B SMITH
Director of Planning and Building Control Services

05-FEB-93 H13/0988/91