SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0834/98 Received: 15-OCT-98 Type: FULL

Name: Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Agent: Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Description: Residential development of 13 dwellings

Location : Land off Mill Marsh Road Moulton Seas End
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 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 commencement of development, the carriageway of Mill Marsh Road shall be widened to 5.5 metres from its junction with Common Road to the western boundary of the site, including piping and filling the dyke, drainage, street lighting, the provision of a footway to base course level and the strengthening of the existing carriageway by means of an overlay, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate access for vehicles and pedestrians along this section of the highway.

3 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.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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

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

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

4 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.

5 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.

6 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.

7 The existing hedge along the western boundary of the site shall be retained at a level of 1.8 metres to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

8 Prior to the occupation of the dwellings on plots 2, 6 to 12 and 13, a 1.8 metre high feather edge boarded wooden fence shall be erected within their respective plots as shown on the submitted plans, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

· SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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

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

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

This permission is granted in accordance with the application submitted as revised by the amended plans, dwg no. 233/77/2 received by the Local Planning Authority on 29 Mar 99, dwg no. AD/02 received by the Local Planning Authority on 19 Apr 99 and dwg no. 001/E received by the Local Planning Authority on 24 May 99.

Director of Housing and Planning Services
04 JUN 1999

H13/0834/98

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

DRAFT PERMISSION

Reference H13/0834/98 Received: 15-OCT-98 Type: FULL

Name: Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Agent: Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Description: Residential development of 13 dwellings

Location : Land off Mill Marsh Road Moulton Seas End
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 commencement of development, the carriageway of Mill Marsh Road shall be widened to 5.5 metres from its junction with Common Road to the western boundary of the site, including piping and filling the dyke, drainage, street lighting, the provision of a footway to base course level and the strengthening of the existing carriageway by means of an overlay, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

χ Reason: To ensure safe and adequate access for vehicles and pedestrians along this section of the highway.

3 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.

4 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.

5 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.

6 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.

7 The existing hedge along the western boundary of the site shall be retained at a level of 1.8 metres to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity.

8 Prior to the occupation of the dwellings on plots 2, 6 to 12 and 13, a 1.8 metre high feather edge boarded wooden fence shall be erected within their respective plots as shown on the submitted plans, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans, dwg no. 233/77/2 received by the Local Planning Authority on 29 Mar 99, dwg no. AD/02 received by the Local Planning Authority on 19 Apr 99 and dwg no. 001/E received by the Local Planning Authority on 24 May 99.

Your attention is drawn to advice from the National Rivers Authority. Should it be necessary to install a private sewage treatment plant, a separate planning application will be required, which would need to be advertised by the applicant under Section 65 of the Planning Act.

Director of Housing and Planning Services
02 JUN 1999

✓ 4 2/6
LMS
3-6-99.

H13/0834/98