

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H13/1067/96

Received: 09-DEC-96 Type: FULL

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of house and garage (Plot 5)

Location : Off Roman Road 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 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 development is commenced, details of a more precise landscaping scheme showing the following details shall be submitted to and approved in writing by the Local Planning Authority: namely
 - (i) The positions, height and species of existing trees.
 - (ii) Proposals for felling or retention of existing trees.
 - (iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

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

- 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 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.

- 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 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.

- 6 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.

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

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

Director of Housing and Planning Services
14-JAN-97 H13/1067/96

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.

DRAFT PERMISSION

Reference: H13/1067/96

Received: 09-DEC-96 Type: FULL

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of house and garage (Plot 5)

Location : Off Roman Road Moulton Chapel
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 development is commenced, details of a more precise landscaping scheme showing the following details shall be submitted to and approved in writing by the Local Planning Authority; namely
 - (i) The positions, height and species of existing trees.
 - (ii) Proposals for felling or retention of existing trees.
 - (iii) Proposals for any additional planting, including the number, species, heights on planting and position of all trees, shrubs and hedgerows.

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

- 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 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

x submitted to approved in writing by the L.P.A.

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.

- 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 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.

- 6 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.

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

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

10-JAN-97

Checked*£ 10/1*.....

Authorised to issue (inc Delegation).....*MP 10/1*.....

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

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



REGISTER COPY TO EARLIER PERMISSION

Previous permission: H13/1067/96
Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H13/0521/98

Received: 21-MAY-98 Type: CONDITION COMPLIANCE

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincolnshire

Agent: G R Merchant
Unit 4, Wrights Mews
12a Park Road
Holbeach
Spalding, Lincolnshire

Description: Junction details. Condition 6 of application H13/1067/96.

Location : Off Roman Road Moulton Chapel
Spalding Lincolnshire

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:

sgd S A WALTHAM
Director of Housing and Planning Services

11-JUN-98 H13/0521/98

MRS SALLY WALTHAM BA (Hons) FCIH Director of Housing & Planning Services

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

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

188/91



Town and Country Planning Act 1990

Planning Permission

Reference: H13/0402/95

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

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.

- 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 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 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.

- 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.

sgd B SMITH
Director of Housing and Planning Services

06-JUN-95 H13/0402/95