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

Housing and Planning
Services Department,
Council Offices,
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Telephone: (01775) 761161
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0651/01 Received: 25-MAY-01 Type: FULL

Name: Castle Building Ltd
63 Fulmar Road
Lincoln
LN6 L0A

Agent: Morley Newborn
16A Portland Street
Lincoln
LN5 7JX

Description: Erection of two detached bungalows and garages

Location : Land off Blacksmiths Row West Pinchbeck
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 development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs 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 Notwithstanding the submitted landscaping scheme the highway boundary shall be planted with a hawthorne hedge along the whole length, except at the layby and in front of the garage block. The hedge shall be planted as per the schedule on the submitted drawings. The hedge shall be maintained at a height of not less than 1 metre. In the event of the hedge dying, it shall be replaced within 6 months by hawthorn hedging. 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 hedge shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenity of the street scene.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

4 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.

5 Before the development is occupied a 1.8 metre close-boarded fence shall be erected on the rear boundary.

Reason: In the interests of residential amenity.

The determined plans are:-
Dwg no. 1648.00.1 received on 25 May 01.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Director of Housing and Planning Services
18 JUL 2001

H14/0651/01

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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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H14/0651/01 Received: 25-MAY-01 Type: FULL

Name: Castle Building Ltd
63 Fulmar Road
Lincoln
LN6 L0A

Agent: Morley Newborn
16A Portland Street
Lincoln
LN5 7JX

Description: Erection of two detached bungalows and garages

Location : Land off Blacksmiths Row West Pinchbeck
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 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 P.T.O.

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 the development is occupied a 1.8 metre close-boarded fence shall be erected on the rear

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

boundary.

Reason: In the interests of residential amenity.

The determined plans are:-
Dwg no. 1648.00.1 received on 25 May 01.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Director of Housing and Planning Services
16 JUL 2001

H14/0651/01

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Pom 16/7

3. Notwithstanding the submitted landscaping scheme the highway boundary shall be planted with a hawthorn hedge along the ~~highway boundary~~ whole lengths, except at the access and infront of the garage block. The hedge shall be planted as the Schedule on the submitted drawings. The hedge shall be maintained at not less than 1m. In the event of the existing hedge dying, it shall be replaced within 6 months by hawthorn hedging. 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 hedge shall be allowed to reach a height of at least 1~~.~~ metre~~s~~.

Reason: In the interests of the visual amenity of the street scene.

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

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

COPY Earlier App

Approval required by Condition of Permission

Reference: H14/0961/01 Received: 09-AUG-01 Type: CONDITION COMPLIANCE

Name: Castle Building Limited
63 Fulmar Road
Lincoln
LN6 0LA

Agent: Morley Newborn
16A Portland Estate
Lincoln
LN5 7JX

Description: Details of materials (Condition 2 of H14/0651/01)

Location : Land off Blacksmiths Row West Pinchbeck

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:

Director of Housing and Planning Services
23-AUG-01

H14/0961/01

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Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H16/0430/05 Received: 31-MAR-05 Type: RESERVED MATTERS

Name: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Residential development - comprising 316 dwellings (Outline Permission H16/0650/01)

Location : Land off : The Hayfields Wygate Park Spalding

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:

1 Notwithstanding the submitted details the applicants shall submit to and have approved in writing by the Local Planning Authority alternative surfacing materials for the area of block paved roadways, footpaths and island areas. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

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 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

3 Before any development is commenced the applicants shall submit to and have approved in writing by the Local Planning Authority a scheme of lighting for all shared private drives, garage courts,

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footways and cycleways. The approved scheme shall be implemented as development progresses and shall thereafter be retained in an operational condition.

Reason: In the interests of residential amenity and safety.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

4 The development shall incorporate a footpath link from the Rest Home and Almshouses to the adjacent shops in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the footpath link shall be provided upon occupation of the Rest Home or Almshouses.

Reason: In the interests of residential amenity.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

5 Notwithstanding the submitted details the applicants shall submit to and have approved in writing by the Local Planning Authority full details of screen fencing, including location of such fences, along the southern and eastern boundaries of the site where the site abuts the curtilages of existing properties.

Reason: In the interests of residential and visual amenity.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no garages, car ports or house extensions shall be erected within the curtilages of the dwellings on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that

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Order), no windows, other than those illustrated on the plans hereby approved, shall be formed in the walls or roof of the dwellings hereby permitted without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

8 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

9 Before any development is commenced the applicant shall submit to and have approved in writing by the Local Planning Authority detailed scaled plans and drawing of:
- All eaves, verges, dormer windows and rooflights.
- All rainwater goods, including colour and materials.
- All external doors, windows (including recesses), canopies and porches.
The development shall thereafter be completed in accordance with the approved details.

Reason: In the interest of visual amenity.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

10 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.

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This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

11 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

12 Before any development is commenced the written 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

13 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

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14 Prior to the commencement of any part of the development hereby permitted (or within such longer period as may be agreed in writing by the Local Planning Authority) details shall be submitted to and approved in writing by the Local Planning Authority for the provision of a pedestrian crossing in Woolram Wygate/Wygate Park. The works as approved shall be completed prior to the occupation of any of the permitted dwellings.

NOTE - In relation to Condition 14 the exact position of the works shall be determined following detailed discussions and public consultations with the Highway Authority.

Reason : In the interests of highway/pedestrian safety.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

Reason For Approval
The proposal is in accordance with national and local policies as set out in
Planning Policy Guidance Note 3 - Housing.
Policies E1 and H1 of the Adopted South Holland District Local Plan, 1998.
Policies SG14, HS8 and HS10 of the South Holland Re-Deposit Local Plan, April 2005.

The issues relating to design and residential amenity are material considerations but not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

Note(s):

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The determined plans are:
Site Location plan and Development Appraisal received 31 March 2005.
Development Phasing plan and floor levels received 6 October 2005.
Specification for Mitigation and Archaeological Investigations received 19 October 2005.
Affordable Housing Allocation (Phase One) and Existing/Proposed Levels - Sheets 1 to 4 - received 31 October 2005.
Area allocated for Medical facilities received 21 November 2005.
Layout plan/0503/SL/01C received 2 February 2006.

Almshouses - elevations and sections. Care Home and Surgery - elevations. Care Home and Surgery - floor layout. Landscaping details (dwg. nos. 0503.LA.0), received 1 July 2005.
Almshouses - block plan received 6 October 2005.

House Types - received 31 March 2005
Hampton 2. Larchgate 2. Bluebellgate, Primrose Gate and Clovergate. Ivygate II. Limegate. Powel. Oxford 5. Speedwellx3. Sandringhamx3. Bluex2, Primx2. Oxford 4-bed. Sandringhamx2. Speedwellx4. Speedwellx5. Chalfont/Lynden/Chalfont. Buckingham. 9 Block Speed-lyn. Sycamore. Cypressgate. Larchgate. Birchgate. 15 no. garage details sheets and Toddlers play area details.

House Type - received 6 October 2005
Bluebellgate, Primrosegate and Clovergate.

House Types - received 2 February 2006
Hortonx2 - Holbornx2. London. Speedx2 - Holbornx2. Camellia. Mallowgate. Cloverx2/Crownx2/Holbornx2. Lawson 2. Cromwell, Horton, Holborn, Horton, Cromwell. Bluex2, Primx2. 3 block dormer. Cloverx2/Cromx2. Holbornx2, Horton. Lilygate. 10 block. Woodgate. Monksgate. Eldergate. 2-bed apartment/4x2 gar. Bluebellgate and Primrosegate. Poppygate. 2-bed apartment/3x3 gar. 2-bed apartment/6x0 gar. 2 bed apartment/gar. Pair St. Woodstocks. Plots 106-109, 238-241, 242-245 (Floor Layouts and Elevations).

Head of Planning & Development
21-FEB-06

H16/0430/05

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