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

Housing & 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

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0618/96 Received:05-JUL-96 Type:FULL

Name: Swallow Premier Homes Ltd
West Elloe Avenue
Spalding
Lincs

Agent: Swallow Premier Homes Ltd
West Elloe Avenue
Spalding
Lincs

Description: Proposed residential development - 9 detached bungalows and associated garages
Location : Land off Flaxmill Lane 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 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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 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.

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5 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.

6 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.

7 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.

8 Notwithstanding the submitted details a 1.8 metre high close boarded fence shall be constructed along the western side of the area outlined in blue on the submitted plans, ie. along the rear boundaries of the properties located on Crossgate Crescent and Flaxmill Lane. This and all other site boundary fences shown on the submitted drawing L0/18/1 shall be erected before development commences on site.

Reason: In the interests of residential amenity and for clarification following the receipt of a letter on the 5 August 1996 from the applicants reference JN/ZP/3363.

sgd S A WALTHAM
Director of Housing and Planning Services

19-NOV-96 H14/0618/96

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/1130/96 Received:10-DEC-96 Type:CONDITION COMPLIANCE

Name: Swallow Premier Homes Ltd
West Elloe Avenue
Spalding
Lincs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Details of landscaping and tree planting scheme (Condition 3 of application H14/0618/96)
Location : Land off Flaxmill Lane Pinchbeck Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

30-DEC-96 Checked 31/12

Authorised to issue (inc Delegation)..... 31/12...

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H14/1130/96 Received:10-DEC-96 Type:CONDITION COMPLIANCE

Earlier Permission: H14/0618/96

Name: Swallow Premier Homes Ltd
West Elloe Avenue
Spalding
Lincs

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Details of landscaping and tree planting scheme (Condition 3 of application H14/0618/96)
Location : Land off Flaxmill Lane Pinchbeck Spalding Lincs

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
03-JAN-97 H14/1130/96

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.

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