



Town and Country Planning Act 1990

Planning Permission

Reference: H15/0057/95

Received: 30-JAN-95 Type: PERMISSION RENEWAL

Name: Broadgate Blds (Spalding) Ltd. Agent: Broadgate Blds (Spalding) Ltd.
Broadgate House Broadgate House
Broadgate Broadgate
Weston Hills Weston Hills
Spalding Lincs PE12 6DB Spalding Lincs PE12 6DB

Description: Residential development in phases, including road layout
& landscaping for Phase 1 (Renewal of H15/1261/91)

Location : Town Drove Quadring
Spalding Lincs 89/91

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 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 shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
 - 1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
 - 2) 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.
 - 3) The siting and design of any vehicular access to a highway or estate road.
 - 4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
 - (i) the positions, heights and species of existing trees;
 - (ii) proposals for felling or retention of existing trees;
 - (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;
 - (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the

attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction. Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

- 3 The submitted landscaping scheme shall show the retention of the existing field hedges along the eastern and western boundaries of the site.

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

- 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 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.

- 7 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.

- 8 The detailed layout shall incorporate areas of open space to the satisfaction of the Local Planning Authority, of not less than 7.5% of the gross site of the area. Such space shall be in addition to space required for estate roads, footpaths and visibility splays and shall be seeded, planted, or otherwise surfaced and completed, in accordance with details to be agreed, before 50% of the dwellings are occupied.

Reason: In the interests of the amenity of the residents of the proposed development.

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

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 14 August, 1991.

The applicants are advised that the District Council have resolved under Section 262 of the Public Health Act that the dykes along the southern and western boundaries of the site shall be piped and filled.

The "Recognition Splays" shown at the junction of the Main Estate Road with Town Drove need not be provided in the final development and it may not be necessary to provide footways along both sides of the secondary cul-de-sac estate roads and such roads may be constructed of variable width in accordance with Lincolnshire Highways current standards.

The applicants attention is drawn to the District Council's current Policies for the provision of open spaces in housing areas dated August, 1991.

Director of Housing and Planning Services
27-JUN-95 H15/0057/95

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Weston Hills	Weston Hills
Spalding Lincs PE12 6DB	Spalding Lincs PE12 6DB

Description: Residential development in phases, including road layout
& landscaping for Phase I (Renewal of H15/1261/91)

Location : Town Drove Quadring
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on 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.

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

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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.

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The applicants attention is drawn to the District Council's current Policies for the provision of open spaces in housing areas dated August, 1991.

22-JUN-95

AD check.....*23/6*.....

Authorised to issue (inc Delegation)...~~DD~~...*23/6*...