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

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H15/0293/01 Received: 09-MAR-01 Type: FULL

Name: Broadgate Homes Ltd.
Weston Hills
Spalding
Lincs PE12 4DB

Agent: Broadgate Homes Ltd
Weston Hills
Spalding
Lincs PE12 4DB

Description: Residential development of 35 dwellings.

Location : Town Drove Quadring
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 The roads and footways shall be laid out and made up in accordance with the approved specification and details for previous implemented proposals 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.

3 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

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HOUSING & PLANNING
SERVICES DEPARTMENT

development is in progress, in the interests of the proper development of the site.

4 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.

5 Before the dwellings are occupied the estate road footway shall be extended at the site's frontage to Town Drove so as to connect with the existing footway on Town Drove.

Reason: To ensure the provision of safe and adequate means of pedestrian access to the permitted development.

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 Notwithstanding the submitted details the boundary between the public open space and plots 36 and 38 shall have a hawthorn hedge in addition to the pallisade fence. The hedge shall be planted as part of the landscaping scheme and maintained at a height of no more than 1 metre.

Reason: To reinforce the boundary and maintain surveillance by ensuring the hedge is kept at 1 metre high.

8 Before plots 25 and 31 are occupied a scheme for lighting the private drives serving these plots shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before plots 25 and 31 are occupied.

Reason: In the interests of the night time amenities of those plots.

9 A toddlers play area shall be provided on the area of public open space in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the occupation

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HOUSING & PLANNING SERVICES DEPARTMENT

of the twentieth dwelling hereby permitted.

Reason: To ensure the provision of such facility in the interest of the amenities of future occupants.

The determined plans are:-
1:2500 site location plan, dwg nos. 99002 SL Rev I, 99002/36-03, 99002/4-02, 99002/2-02, 99002/27, 99002/28, 01 and 02 and design details of Poppygate, Mallowgate, Saffrongate, Eldergate, Woodgate/Heathergate, Camellia, Richfield, Hampton, Larchfield, Sycamore, Maplewood, Elmgate, Lilygate and Cherrygate received 9 March 2001.

Director of Housing and Planning Services
10 JUL 2001

H15/0293/01

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H15/0293/01 Received: 09-MAR-01 Type: FULL

Name: Broadgate Homes Ltd.
Weston Hills
Spalding
Lincs PE12 4DB

Agent: Broadgate Homes Ltd
Weston Hills
Spalding
Lincs PE12 4DB

Description: Residential development of 35 dwellings.

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 Development shall commence before 18 July 2001. TL 1 (standard time limit)

Reason: To co-ordinate with H15/1041/95.

2 The roads and footways shall be laid out and made up in accordance with the approved specification, ~~programme~~ and details ~~to be approved~~ for previous implemented proposals 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.

3 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.

4 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.

Not needed on the whole of the road

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.

4 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.

5 6 Before the dwellings are occupied the estate road footway shall be extended at the site's frontage to Town Drove so as to connect with the existing footway on Town Drove.

Reason: To ensure the provision of safe and adequate means of pedestrian access to the permitted development.

6 7 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 8 Notwithstanding the submitted details the boundary between the public open space and plots 36 and 38 shall have a hawthorn hedge in addition to the pallisade fence. The hedge shall be planted as part of the landscaping scheme and maintained at a height of no more than 1 metre.

Reason: To reinforce the boundary and maintain survellance by ensuring the hedge is kept at 1 metre high.

8 9 Before plots 25 and 31 are occupied a scheme for lighting the private drives serving these plots

shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before plots 25 and 31 are occupied.

Reason: In the interests of the night time amenities of those plots.

The determined plans are:-
1:2500 site location plan, dwg nos. 99002 SL Rev I, 99002/36-03, 99002/4-02, 99002/2-02, 99002/27, [redacted]28-01 and 02 and design details of Poppygate, Mallowgate, Saffrongate, Eldergate, Woodgate/Heathergate, Camellia, Richfield, Hampton, Larchfield, Sycamore, Maplewood, Elmgate, Lilygate and Cherrygate received 9 March 2001.

Director of Housing and Planning Services
22 JUN 2001

H15/0293/01

Peter:- check working with Tom
Please double-check Dwg nos.

Pan 28/6 GS 9/7

* we?

A toddlers play area shall be provided on the area of public open space in accordance with details to be submitted to and approved in writing by the LPA, prior to the occupation of the [redacted] hereby permitted.

Reason: To ensure the provision of such facility in the interest of the amenities of future occupants.

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H15/1121/02 Received: 10-OCT-02 Type: CONDITION COMPLIANCE

Name: Broadgate Homes Ltd
Broadgate
Weston Hills
Spalding
Lincs

Agent: Broadgate Homes Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Details of lighting to private drives for Plots 25 & 31 (Condition 8 of H15/0293/01)

Location : Town Drove Quadring

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:

The determined plans are:
Dwg. No. 99002/SL, Erdington light details received 10 October 2002.

Head of Planning & Development
27-NOV-02 H15/1121/02

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

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H15/1389/01 Received: 06-DEC-01 Type: CONDITION COMPLIANCE

Name: Broadgate Homes Ltd
Weston Hills
Spalding
Lincs
PE11 2TG

Agent: Broadgate Homes Ltd
Weston Hills
Spalding
Lincs

Description: Details of junction with main road (Condition 4 of H15/0293/01)

Location : Town Drove Quadring

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:

The determined plans are:
Dwg no. 17796/2C received on 6 Dec 01.

Director of Customer Services
10-JAN-02

H15/1389/01

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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