SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H15/1041/95 Received:24-NOV-95 Type:FULL

Name: Bennett plc
Hallmark Building
Lakenheath
Suffolk
IP27 9ER

Agent: Terence D Harvey FASI
48 Marine Parade
Gorleston
Norfolk
NR31 6EX

Description: Erection of 27 bungalows and 25 houses

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 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.

3 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.

4 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

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 (Tel: 01775 761161)

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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.

701/96 * 5 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.

701/96 6 The radii of the internal junctions shall be a minimum of 7.5 metres as shown on the attached plan.

Reason: In the interests of road safety.

701/96 7 There shall be footways fronting plots 2-10 inclusive and 26-30 inclusive as shown on the attached plan, and the footways fronting plot nos. 11-15 inclusive and the north of the toddlers play area as indicated on the attached plan, shall be deleted and substituted by service margins.

Reason: In the interests of road safety.

8 The areas of open space as shown on the approved plan, drawing no. 7079/3B, shall be seeded, planted or otherwise surfaced and completed in accordance with the approved details before 50% of the dwellings hereby permitted are occupied.

Reason: In the interests of the amenities of future residents.

* 9 Before any development is commenced, the applicants shall submit to and have approved in writing by the Local Planning Authority details of the surfacing and construction of private drives. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality.

10 The existing section of hedgerows shall be retained as part of the approved landscaping scheme at a height of not less than 3 metres, and all new sections of hedgerow planting shall be allowed to attain the same height and thereafter retained at not less than this height.

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

701/96 11 There shall be no means of vehicular or pedestrian access from the site to Barehams Lane.

Reason: To safeguard the amenities of the locality.

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12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory development in the interests of visual amenity.

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

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.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 7079/3B) received by the Local Planning Authority on 5 January 1996.

Director of Housing and Planning Services
18-JUL-96 H15/1041/95

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.

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