

SALLY WALTHAM

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Director of Housing & Planning Services

Housing and Planning

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S O U T H



H O L L A N D
DISTRICT COUNCIL

HOUSING & PLANNING
SERVICES DEPARTMENT

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H15/1473/00

Received: 20-DEC-00

Type: FULL

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: Proposed erection of 6 houses with garages

Location : Town Drove (Plots 16, 17, 18a, 18b, 19 & 20)
Quadrant Spalding

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.

- 575/01
- 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.

- 575/01
- 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.

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**HOUSING & PLANNING
SERVICES DEPARTMENT**

- 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 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.

575/01
⑤

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.

- 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.

The determined plans are:-

1:2500 location plan, dwg no.'s 99002/16 17 18a b01, 99002/16/17 18a b-02, 99002/19/01, 99002/20/01 and 99002/SLB received 20 December 2000.

Director of Housing and Planning Services

02 MAR 2001

H15/1473/00

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 H15/1473/00

Received: 20-DEC-00 Type: FULL

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: Proposed erection of 6 houses with garages

Location : Town Drove (Plots 16, 17, 18a, 18b, 19 & 20)
 Quadrang Spalding

**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 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 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.

- 5 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.

- 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.

X 800 - Technical Notes
1,2500 Draft plan
99002/16,17,18a,b-02
19/01
120/01
99002/15L B
99002/16,17,18a,b-01
Director of Housing and Planning Services
28 FEB 2001

20/12/00
H15/1473/00
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SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H15/0575/01

Received: 14-MAY-01 Type: CONDITION COMPLIANCE

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

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

Description: Details of materials, roads and sewers and landscaping
 (condition 2, 3 & 5 of H15/1473/00)
Location : Town Drove Quadring
 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:

The determined plans are:-

Dwg nos. SD50-Rev C, 99002/SL Rev I and STND/LCC/01B Rev B, materials schedule and management plan received 14 May 2001.

Dwg No. 17796/2 Rev D received 15 June 2001.

Director of Housing and Planning Services
29-JUN-01

H15/0575/01

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.