

S O U T H



H O L L A N D

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 of Reserved Matters

Reference: H16/1004/01

Received: 31-AUG-01 Type: RESERVED MATTERS

Name: Jelson Ltd.
 370 Loughborough Road
 Leicester LE4 5PR

Agent: Jelson Ltd.
 370 Loughborough Road
 Leicester LE4 5PR

Description: Erection of a 4 bed house and garage (Outline reference
 H16/0098/95)
Location Plot 67 Armstrong Road Off Magellan Way
 Spalding

**South Holland District Council hereby give notice that APPROVAL HAS
BEEN GRANTED for the details submitted under the terms of the outline
permission, subject to any condition(s) set out below:**

The determined plans are:-

Site location plan and dwg. nos. 728.20 and 4D61 received 21 August 2001.

Director of Customer Services
18-OCT-01

H16/1004/01

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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Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H16/0659/02

Received: 07-JUN-02 Type: RESERVED MATTERS

Name: Jelson Ltd
 370 Loughborough Road
 Leicester
 LE4 5PR

Agent: Jelson Ltd
 370 Loughborough Road
 Leicester
 LE4 5PR

Description: Residential development including footpaths & emergency link to Green Lane
 & combined footpath/cycleway link to site boundary (Outline Ref H16/0098/9)

Location : Plots 199-361 Land between Magellan Way &
 Green Lane Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 Before development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority details of the following:
 - A scheme of illumination for the private drives and garage/parking courts.
 - Surfacing materials for the shared access drives and parking areas.
 - More precise details of landscaping.
 - A schedule of external materials for walls and roofs.
 - A scheme of boundary fencing/walling within the development and along the external boundaries of the site.
 - Ground floor levels of Plots 246, 247 and 253 in relation to ground floor levels of dwellings in Thompson Close.
 - The deletion of the window in the southern end gable wall of the dwelling on Plot 343.The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development.

- 2 The development shall incorporate a 5 metre wide buffer zone between the roads/dwellings and curtilages and the pond, dykes and retained embankment situated along the western boundary of the former railway embankment. The buffer zone shall be fenced off prior to any work commencing in accordance with details to be approved in writing by the Local Planning Authority and in addition, there shall be planted a hedge along the boundary of residential curtilages with the buffer zone as part of the approved landscaping scheme.



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Reason: To ensure a satisfactory development in the interests of wildlife conservation and amenity.

- 3 Before development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority the following:
- Details of the width and construction and alignment of the cycleway/footway along the former railway embankment.
 - A scheme of works for the relocation of material from the rescue bank, including details of timing.
 - Details of access points to the eastern embankment for maintenance purposes.
- The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of amenity and wildlife issues.

- 4 Before development commences, the applicants shall undertake a full ecological survey of the railway embankment, including the railway line, dykes, pond and retained embankment and shall formulate and submit a management plan for the approval of the Local Planning Authority. The recommendations of the management plan shall thereafter be implemented.

Reason: In the interests of wildlife conservation and management.

- 5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be submitted to and approved in writing by the Local Planning Authority 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 written approval of the Local Planning Authority is



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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 Prior to the occupation of any dwelling hereby permitted the emergency vehicle link to Green Lane shall be constructed.

Reason: To provide a secondary link into this large cul-de-sac for emergency vehicles.

- 9 Provision shall be made to exclude motor vehicles from the cycleway/footpath.

Reason: To prevent unauthorised use of the cycleway/footpath in the interests of the safety of cyclist and pedestrians and the amenity of neighbouring residents.

Reason For Approval

The proposal is in accordance with national and local policies as set out in

Planning Policy Guidance Note 3 - 'Housing'

Policy 10 of the Lincolnshire Structure Plan November 2000

Policies E1 and H1 of the Adopted South Holland District Local Plan 1998

Policy H1 of the First Deposit Draft of the South Holland District Local Plan to 2011.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:

Linkages Layout Plan, Landscape Master Plan/Site Layout, Layout Plan - Phase 4, Type 77C - Plans and Elevations, Type 128 SP - Plans and Elevations, Sections in Railway Embankment, Type 77B - Plans and Elevations received 25 March 2004.

Type 77, Type 95, Type 103, Type 106, Type 128, Types 104 and 119, Type 128NV, Type 87, Type 112, Types 72.A.60 and 72.A.69, Type 89 and Type 122 received 20 January 2004.

1:1250 site location plan and 1:1250 overall phasing plan received 7 June 2002.



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Head of Planning & Development
27-JUL-04

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