

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990 Planning Permission

Reference: H16/0101/03 Received: 03-FEB-03 Type: SEC 73 MODIFICATION

Name: Mr J Parkinson
86a Winsover Road
Spalding
Lincs.

Agent: Roythorne & Co
10 Pinchbeck Road
Spalding
Lincs. PE11 1PZ

Description: Modification of Condition 1b (Reserved Matters submission) & Condition 2 (Development Commencement) of H16/0257/00 to allow an extension of the time limit

Location : Land off West Parade Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission and the development shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.



Head of Planning & Development
20 MAR 2003

H16/0101/03

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Town and Country Planning Act etc
DRAFT PERMISSION

Reference H16/0101/03

Received: 03-FEB-03 Type: SEC 73 MODIFICATION

Name: Mr J Parkinson
86a Winsover Road
Spalding
Lincs.

Agent: Roythorne & Co
10 Pinchbeck Road
Spalding
Lincs. PE11 1PZ

Description: Modification of Condition 1b (Reserved Matters submission) & Condition 2 (Development Commencement) of H16/0257/00 to allow an extension of the time limit

Location : Land off West Parade Spalding

**South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):**

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission and the development shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Head of Planning & Development
18 MAR 2003

H16/0101/03

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

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FILE COPY

S O U T H

H O L L A N D
DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990 Planning Permission

Reference: H16/0257/00

Received: 02-MAR-00

Type: PERMISSION RENEWAL

Name: Mr J Parkinson
86A Winsover Road
Spalding
Lincolnshire

Agent: Messrs Poddingtons
44 Double Street
Spalding
Lincs
PE11 2AB

Description: Residential Development (Renewal of H16/0251/96
outline permission)

Location : Land off West Parade Spalding
Lincolnshire

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
 - a) Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority.
 - b) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
- 3 Before commencement of the development hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority giving details, including arrangements for surface water drainage, of the levels, layout and construction of the access roadway, and before building work commences, or before occupation of the whole, or any individual part, of the development hereby permitted (as may be appropriate), the approved works, or such part of those works as is required to serve the section of the development to be occupied, shall be provided, and thereafter retained, in accordance with the requirements of the approved scheme.
- 4 Before construction of the development hereby permitted is commenced the existing dwelling and all other buildings on the site shall be demolished and the materials removed to the reasonable satisfaction of the Local Planning Authority.

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

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S O U T H



H O L L A N D

DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

- 5 Before commencement of the development hereby permitted details, including samples, of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority and no materials other than those so approved shall be used externally in the development hereby permitted.
- 6 Before commencement of the development hereby permitted schemes shall be submitted to and approved in writing by the Local Planning Authority giving details of hard and soft landscaping for the site including:
 - i. plans showing the position and finished levels of all hard surfaces, including arrangements for surface water drainage, and;
 - ii. schedules of proposed planting, indicating plant species, sizes and the programme for implementation, future management and maintenance, and;
 - iii. plans showing proposed means of enclosure and screen planting within and on the boundaries of the site, and;
 - iv. plans showing existing trees and shrubs on the site with details of the species and size and setting out a programme for their future management.Before occupation of the development hereby permitted the approved works shall be provided and thereafter retained and operated in accordance with the approved schemes.

Director of Housing and Planning Services

10 MAY 2000

H16/0257/00

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Town and Country Planning Act 1990
Refusal of Reserved Matters

COPY *Earlier App*

Reference: H16/0072/06

Received: 19-JAN-06

Type: RESERVED MATTERS

Name: Allison Homes Eastern Ltd
Holland Park
Wardentree Park
Pinchbeck Spalding
Lincs PE11 3ZN

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Erection of 59 dwellings and associated works

Location : Land off : West Parade Spalding

116/0257/00
11/010103

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

- 1 In the opinion of the Local Planning Authority the proposed development provides an unsatisfactory relationship with existing dwellings and would as a consequence result in a development out of character with and detrimental to the amenities, outlooks and privacy of those dwellings.
The development would thus be contrary to Policy E1 of the Adopted South Holland District Local Plan, 1998 and Policies SG14 and SG17 of the South Holland Re-Deposit Local Plan, 2005. These Policies seek to ensure developments are in character with the locality, maintain the amenities of adjacent land owners and residents, and make a positive contribution to the architectural and visual quality of its surrounds.
- 2 In the opinion of the Local Planning Authority the proposed development would provide a substandard level of residential amenity for some of the dwellings. This is as a consequence of the density of development, layout and disposition of some of the units, restricted garden areas, overshadowing and overbearing effect and inadequate space between units. The development would thus be contrary to Policy E1 of the Adopted South Holland District Local Plan, 1998 and Policy SG17 of the South Holland Re-Deposit Local Plan, 2005. These Policies seek to ensure developments provide an acceptable level of residential amenity.
- 3 The layout is not wholly compliant with the advice given in the Lincolnshire Design Guide for Residential Areas, specifically in the adoption of acute bends, with no radii, that, in this instance, would be likely to cause vehicle collisions due to conflicting swept paths, and sub-standard drive lengths to the combined plots/garage blocks 13, 14, 45 and 46, that would likely to result in



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residents parking vehicles overhanging the footways. The proposed development would therefore be contrary to the interests of highway safety.

Note(s):

The determined plans are:

Site location plan, dwg. nos. 520/155 SP01, 520-155 LD01, 520-155 LD02, Design Sheets - Camborne, Raleigh, Stafford, Ripon, Allerton/Abbot, Alton, Cumberland, Oakham, Willow, Hatfield, Southwich, Double Garage, Single Garage, Material Schedule and Design Appraisal received on 198 January 2006.

Head of Planning & Development
20-APR-06

H16/0072/06

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