BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services

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0115/95

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1210/93 Received:17-JAN-94 Type:FULL

Name: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs PE11 3PU

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Erection of 12 flats and 1 house

Location : Abbey Print Site High Street
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 Before any of the units of accommodation are occupied, the access and parking areas shown on the amended Drawing No: 93495/01A shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and visual amenity.

3 Before any of the units of accommodation are occupied, the walling and fencing shown on the amended Drawing No: 93495/01/A shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

4 Before any of the units of accommodation are occupied, the areas of paving between the units and the adjacent highway and the associated railings and gates shown on the amended Drawing No: 93495/01/A shall be provided to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

5 Before the commencement of the development, the existing building on the site and associated area of land surfacing shall be demolished and broken up and all the materials removed from the site to the satisfaction of the Local Planning Authority.

Reason: To define the terms of the permission and to ensure a satisfactory

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form of development.

6 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 by the Local Planning Authority.

Reason: In the interests of visual amenity.

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.

8 Prior to development being commenced, the Walnut tree the subject of Tree Preservation Order No. 20 (1985) on the site shall be fenced off in a manner to be agreed in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed.

Reason: To safeguard the Walnut tree on the site which is the subject of a Tree Preservation Order No. 20 (1985).

9 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

10 No materials shall be deposited, stored or processed (in any way) on the access or parking areas when those areas are surfaced with the approved brick pavers.

Reason: In the interests of visual amenity and highway safety.

11 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, there shall be no alterations to the external appearance of the dwellings.

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Reason: In the interests of visual amenity.

12 Notwithstanding the details of roof cladding specified in the application, full details of an appropriate cladding, namely slates shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The form of roof cladding specified in the application is unacceptable to the Local Planning Authority and details of an alternative form of roof cladding are required.

13 The windows shall have painted wooden frames and be of sliding sash construction.

Reason: In the interests of visual amenity.

14 The development when completed shall accord in every particular with the details of the submitted approved plans.

Reason: To define the terms of the application and to ensure a satisfactory form of development.

15 No demolition work of existing buildings shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological interest.

16 No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological interest.

17 The car parking spaces shall be delineated from the adjoining public car parking spaces by means to be agreed in writing by the Local Planning Authority.

Reason: To define the terms of the permission.

sgd B SMITH
Director of Planning and Building Control Services

02-MAR-94 H16/1210/93

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0115/95 Received:06-FEB-95 Type:CONDITION COMPLIANCE

Earlier Permission: H16/1210/93

Name: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs

Agent: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs

Description: Details of cladding (Condition 12 of H16/1210/93)

Location : Abbey Print Site High Street
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:

Director of Planning and Building Control Services
09-MAR-95 H16/0115/95

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0115/95 Received:06-FEB-95 Type:CONDITION COMPLIANCE

Name: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs

Agent: David Parker Homes
Mill Green Road
Pinchbeck
Spalding
Lincs

Description: Details of cladding ~~submitted~~ (Condition 12 of H16/1210/93)

Location : Abbey Print Site High Street
Spalding Lincs

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

07-MAR-95

AD check.....

Authorised to issue (inc Delegation).....