SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0136/95 Received:10-FEB-95 Type:FULL

Name: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Builders
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Description: Proposed house with detached garage

Location : Plot 2, Albion 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 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

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)

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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.

5 Notwithstanding the submitted details alternative materials for the roof of the house and garage shall be submitted to and approved by the Local Planning Authority before development commences.

Reason: The site is close to Willesby House which is a Listed Building. Adjacent new and renovated buildings have terracotta pantiles on the roof. This condition is imposed to ensure an acceptable roofing material is agreed.

Director of Planning and Building Control Services
23-MAR-95 H16/0136/95

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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