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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0178/01 Received: 21-FEB-01 Type: RESERVED MATTERS

Name: Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Agent: Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location : Clay Lake 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 Notwithstanding the submitted details, before construction works on the proposed dwellings is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority the following:
a) samples of bricks and tiles to be used.
b) a detailed schedule specifying materials to be used for each dwelling.
c) fully detailed landscaping proposals.
d) full details of the proposed play area, including surfacing, equipment and perimeter fencing.
e) details of a scheme of illumination of shared drives.
f) provision of acoustic vents to bedrooms facing south on plots 11 - 22.
The development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.

2 Before construction works on the proposed dwellings is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority a programme relating to the phasing, timing and implementation of the areas of public open space. The development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.

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HOUSING & PLANNING
SERVICES DEPARTMENT

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 the written approval of the Local Planning Authority is 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.

6 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

7 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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HOUSING & PLANNING
SERVICES DEPARTMENT

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

The determined plans are:- Housetypes A, B, C, D, E, F & G received on 14 February 2001, location plan received on 10 April 2001, site plan (drawing no. 1D) received on 15 June 2001and site plan extract in respect of plots 66, 67 & 68 received on 20 June 2001.

For the avoidance of doubt, the dwelling permitted to be built on plot no. 60 is the 3 bed unit as originally specified on drawing no. 1 (site plan) dated 11 April 2001 and referred to as plot 65.

Director of Housing and Planning Services
20 JUL 2001

H16/0178/01

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0178/01 Received: 21-FEB-01 Type: RESERVED MATTERS

Name: Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Agent: Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Residential development - 74 dwellings

Location : Clay Lake Lane Spalding

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

1 Notwithstanding the submitted details, before construction works on the proposed dwellings is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority the following:
a) samples of bricks and tiles to be used.
b) a detailed schedule specifying materials to be used for each dwelling.
c) fully detailed landscaping proposals.
d) fully details of the proposed play area, including surfacing, equipment and perimeter fencing.
e) details of a scheme of illumination of shared drives.
f) provision of acoustic vents to bedrooms facing south on plots 11 - 22.
The development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.

2 Before construction works on the proposed dwellings is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority a programme relating to the phasing, timing and implementation of the areas of public open space. The development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.

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 the written approval of the Local Planning Authority is 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.

6 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

7 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

The determined plans are:-

X

Director of Housing and Planning Services
16 JUL 2001

H16/0178/01

✓ 16/7

18/7.

Mouse type A
B
C
D
E
F
G.

14/2/01.

~~Site~~ location plan – 10/4/01.

Site plan (Drawing No. : D) – 15/6/01.

Site plan Extract in respect of plots 66-67-68 20/6/01.

Note – [illegible] the assistance of doubt. ~~[illegible]~~ The dwelling permitted to be built on plot No 60. is the 3 bed unit as originally [illegible] on drawing No. 1 (Site plan) dated 11/4/01 and referred to [illegible] plot 35

SOUTH HOLLAND 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 required by Condition of Permission

Reference: H16/1054/01 Received: 31-AUG-01 Type: CONDITION COMPLIANCE

Name: Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berks

Agent: Joynes Pike & Assoc. Ltd
Vivian House
Vivian Avenue
Nottingham
NG5 1AF

Description: Details of foul surface water drainage, roads & highway construction (Conditions 5, 3 & 7 of H16/0178/01)

Location : Clay Lake Lane Spalding

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. 200438/001G, /002B, /003A, /004B, /005A, AW/ADD/02, /03, /08, /09, LIN/AHD/0002, /0003, /0005A & /0007 received 31 August 2001.

Director of Customer Services
11-FEB-02

H16/1054/01

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Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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Director of Customer Services
Bob Atkins
Director of Corporate Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/1425/01 Received: 14-DEC-01 Type: CONDITION COMPLIANCE

Name: Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Agent: Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berkshire RG10 8AA

Description: Details of private drive lighting and acoustic vents (Conditions 1 (e) & (f) of H16/0178/01)

Location : Clay Lake Spalding

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. No. 1.Rev.N and Light details x 2 received 14 December 2001.

Director of Customer Services
23-JAN-02

H16/1425/01

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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Lincolnshire
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

COPY Earlier App

Approval required by Condition of Permission

Reference: H16/0986/01 Received: 16-AUG-01 Type: CONDITION COMPLIANCE

Name: HPC (Homes) Ltd
c/o Alan Ellis Archictect
Sandoval House
School Lane
Wargrave, Berkshire RG10 8AA

Agent: Alan Ellis Architect
Sandoval House
School Lane
Wargrave
Berks RG10 8AA

Description: Details of materials and phasing (Conditions 1a, 1b and 2 of H16/0178/01)

Location : Riverside Park Claylake Lane
Spalding

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:-

Director of Housing and Planning Services
24-SEP-01

H16/0986/01

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.