FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0193/03 Received: 20-FEB-03 Type: RESERVED MATTERS

Name: D G M Properties Ltd.
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development - 16 dwellings (Condition 2 only of Outline application H16/1164/00)

Location : Off Pennygate 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 the development is brought into use, the communal car parking area for Plots 2 - 10 inclusive shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority before they are installed.

172/04

Reason: In the interests of security.

2 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be 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.

256/04

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

3 No dwelling to which this permission relates shall be commenced unless or until the carriageway

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SOUTH HOLLAND DISTRICT COUNCIL

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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.

4 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.

5 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.

256/04

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.

6 The development shall be carried out in accordance with the submitted and approved Flood Risk Assessment.

Reason: To reduce the risk of flooding.

Note(s):

The determined plans are:
Dwg.nos.544/02/Plot1/1A; Plot2-10/1A, /2A, /3A; /03A, Plot 11/1A, /2A; Plot 12/1A, /2A; Plot 13/1A, /2A; Plot 14/1A; Plot 15/2A; Plot 16/2; SITE SURVEY and External Details Schedule received 20 February 2003.
Amended dwg nos. 544/02/02C and /04 received 23 May 2003.

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SOUTH HOLLAND DISTRICT COUNCIL

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Director of Corporate Services

Sevenoaks

Head of Planning & Development
01 JUL 2003

H16/0193/03

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 etc

DRAFT PERMISSION

Reference H16/0193/03 Received: 20-FEB-03 Type: RESERVED MATTERS

Name: D G M Properties Ltd.
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development - 16 dwellings (Condition 2 of H16/1164/00)

Location : Off Pennygate Spalding

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

1 Before the development is brought into use, the communal carparking area for Plots 2 - 10 inclusive shall be provided with ~~lights~~ lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority before they are installed.

Reason: In the interests of security.

2 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.

3 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.

4 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.

5 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.

6 The development shall be carried out in accordance with the submitted and approved Flood Risk Assessment.

Reason: To reduce the risk of flooding.

Note(s):

The determined plans are:
X Plot 1/1A, Plot 2-10/1A, /2A, /3A, S44/02/03A, Plot 11/1A, /2A, Plot 12/1A, /2A, Plot 13/1A, /2A, Plot 14/1A, Plot 15/2A, Plot 16/2, SITE SURVEY and External Details Schedule received 20 February 2003.
Dwg nos. S44/02/02C and S44/02/04 received 23 May 2003.

Head of Planning & Development
26 JUN 2003

H16/0193/03

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0172/04 Received: 09-FEB-04 Type: CONDITION COMPLIANCE

Name: D G M Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Details of security lighting for communal car parking (Condition 1 of H16/0193/03)

Location : Off Pennygate 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:

Note(s):

The determined plans are:
Block plan and details of Sentinel one metre security lighting bollard, received 9 February 2004.

Head of Planning & Development
24-MAR-04

H16/0172/04

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.

Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0256/04 Received: 24-FEB-04 Type: CONDITION COMPLIANCE

Name: D G M Properties Ltd
43 Double Street
Spalding
Lincs
PE11 2AA

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach, Spalding
Lincs

Description: Details of roads, footways and surface water run off (Conditions 3 and 4 of H16/1164/00 and 2 and 5 of **H16/0193/03**)

Location : Abbots Crescent 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:

Note(s):

The determined plans are:
Letters (LCC Highways, Anglian Water and Welland & Deepings IDB) and plans (SRC Ltd, Anglian Water, EME, BT and Connect Gas Main Layout), received 24 February 2004.

Head of Planning & Development
24-MAR-04

H16/0256/04

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