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

Planning Permission

Reference: H16/0260/03 Received: 26-MAR-03 Type: SEC 73 MODIFICATION

Name: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Agent: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Description: Modify condition to extend period by 3 years for submission of reserved matters for residential development (Condition 1 of H16/0098/95)

Location : Land off St Thomas Road 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:

Note(s):

This permission has been granted in respect of Condition no. 1 of previous outline permission reference H16/0098/95 only. All other conditions remain as originally imposed.

Head of Planning & Development
20 JUN 2003

H16/0260/03

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

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20 JUN 2003

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0260/03 Received: 26-MAR-03 Type: SEC 73 MODIFICATION

Name: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Agent: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Description: Modify condition to extend period by 3 years for submission of reserved matters for residential development (Condition 1 of H16/0098/95)

Location : Land off St Thomas Road Spalding

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

Head of Planning & Development
10 JUN 2003

H16/0260/03

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
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web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H16/0755/06 Received: 30-MAY-06 Type: RESERVED MATTERS

Name: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Agent: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Description: Erection of 19 detached and semi-detached dwellings (plot substitutions)

Location : Plots 250,251,263,277,278,302-305, 307-309,321,336,337,340,341,346 and 34
Land off Magellan Way/Piccard Drive Spalding H16\0260\03

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 commencement of the development hereby permitted a schedule of external materials of construction of buildings shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

2 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

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NOTE: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no garages, car ports or house extensions shall be erected within the curtilages of the dwellings on the site without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over the future extension of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

Reason For Approval
The proposal is in accordance with local policies as set out in Policies SG14, SG17 and SG18 of the South Holland Local Plan, 2006.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:
Dwg. nos. 3D54, 3T8A, 103C, 103C.1, 112C and 112C.1 received 30 May 2006.
Amended dwg. nos. 3D55 Part L and 728.31 received 30 June 2006.

Where a Condition requires the approval of a sample (for example a brick, tile or surfacing material) you should arrange for the sample to be delivered to the application site for inspection and approval by the case officer. We are unable to accept samples delivered to the Council's offices.

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Head of Planning & Development
15-AUG-06

H16/0755/06

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