

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0269/96

Received: 22-MAR-96 Type: FULL

Name: Broadgate Homes Ltd and
Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding Lincs

Agent: Broadgate Homes Ltd and
Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding Lincs

Description: Residential development

Location : Land north of Wygate Park Distributor Road
Wygate Park 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 Notwithstanding these submitted details, 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.

- 3 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.

- 4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 5 The proposed landscaping to the boundary of the site with the proposed distributor road shall repeat the details of roadside planting approved

with earlier phases of development to the east.

Reason: To ensure a satisfactory development.

- 6 Before any development is commenced, the applicants shall submit to and have had approved by the Local Planning Authority, details of a timetable and programme for the construction of the proposed distributor road, and the development shall be carried out and completed in accordance with the approved timetable and programme.

Reason: To ensure a continued and orderly progression of development, in the interests of the amenities of the area and the proper planning of the area.

- 7 The open space shall be laid out in accordance with the approved details, ready for use, before 50% of the dwellings permitted are occupied.

Reason: To ensure a satisfactory development, in the interests of the amenities of the area and future householders.

- 8 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.

- 9 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 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.

- 10 Before any development is commenced the 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.

- 11 There shall be no planting within the service margins.

Reason: To protect the public utilities apparatus.

- 12 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

- 13 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

- 14 Before development is commenced the applicants shall submit to and have approved in writing by the Local Planning Authority details of a scheme of street lighting for the block paved section of roadway, and the approved scheme shall be implemented prior to the occupation of any dwellings with access off that section of roadway.

Reason: To ensure a satisfactory development.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 96011/001 Rev C) received by the Local Planning Authority on 17 July 1996.

Director of Housing and Planning Services
31-JUL-96 H16/0269/96

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0269/96

Received: 22-MAR-96 Type: FULL

Name: Broadgate Homes Ltd and
Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding Lincs

Agent: Broadgate Homes Ltd and
Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding Lincs

Description: Residential development

Location : Land north of Wygate Park Distributor Road
Wygate Park Spalding Lincs

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

- 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 Notwithstanding these submitted details, 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.

- 3 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.

- 4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 5 The proposed landscaping to the boundary of the site with the proposed distributor road shall repeat the details of roadside planting approved

with earlier phases of development to the east.

Reason: To ensure a satisfactory development.

- 6 Before any development is commenced, the applicants shall submit to and have had approved by the Local Planning Authority, details of a timetable and programme for the construction of the proposed distributor road, and the development shall be carried out and completed in accordance with the approved timetable and programme.

Reason: To ensure a continued and orderly progression of development, in the interests of the amenities of the area and the proper planning of the area.

- 7 The open space shall be laid out in accordance with the approved details, ready for use, before 50% of the dwellings permitted are occupied.

Reason: To ensure a satisfactory development, in the interests of the amenities of the area and future householders.

- 8 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.

- 9 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 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.

- 10 Before any development is commenced the 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.

- 11 There shall be no planting within the service margins.

Reason: To protect the public utilities apparatus.

- 12 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

- 13 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

- 14 Before development is commenced the applicants shall submit to and have approved in writing by the Local Planning Authority details of a scheme of street lighting for the block paved section of roadings and the approved scheme shall be implemented prior to the occupation of any dwellings with access off that section of roadway.

Reason: To ensure a satisfactory development.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 96011/001 Rev C) received by the Local Planning Authority on 17 July 1996.

26-JUL-96

Checked *22/30/7*...

Authorised to issue (inc Delegation)....*22/30/7*..

GARRAN