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: H16/0284/03 Received: 07-MAR-03 Type: FULL

Name: St Matthew Housing
4 The Old Church
St Matthew's Road
Norwich
NR1 1SP

Agent: St Matthew Housing
4 The Old Church
St Matthew's Road
Norwich
NR1 1SP

Description: Proposed erection of four single person flats

Location : The Meadows Park Road
Spalding

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 Before any development is commenced, 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 in writing 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

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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 Before the dwellings are occupied the 1.8 metre high close-boarded acoustic fence on top of the earth bund shall be extended to the boundary with the railway.

Reason: To safeguard the amenities of future occupants.

6 A 2.0 metre high acoustic fence shall be constructed on the eastern boundary adjacent to the railway. Such a fence shall be 12 – 15 kilograms per square metre density with no gaps or holes.

Reason: To safeguard the amenities of future occupants.

7 Proprietary double glazed windows shall be fitted to all habitable room windows.

Reason: To safeguard the amenities of future occupants.

8 Notwithstanding the provisions of the Town and County Planning (Use Classes) Order, 1987 the use of the buildings shall be restricted to the provision of residential accommodation and care to people in need of care, and for no other use falling within Class C2 of the Use Classes Order.

Reason: To safeguard the amenities of nearby residents, by requiring the suitability of the excluded uses within Class C2 to be assessed through a separate planning application.

Note(s):

The determined plans are:
1:1250 Location plan/1:250 block plan, plan/section/elevations plan, Noise assessment and flood risk assesmment received on 7 Mar 03.

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Director of Corporate Services

The applicant is advised that the development should be carried out in accordance with the submitted flood risk assessment.

Head of Planning & Development
06 JUN 2003

H16/0284/03

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 H16/0284/03 Received: 07-MAR-03 Type: FULL

Name: St Matthew Housing
4 The Old Church
St Matthew's Road
Norwich
NR1 1SP

Agent: St Matthew Housing
4 The Old Church
St Matthew's Road
Norwich
NR1 1SP

Description: Proposed erection of four single person flats

Location : The Meadows Park Road
Spalding

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 Before any development is commenced, 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 in writing 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 Before the dwellings are occupied the 1.8 metre high close-boarded acoustic fence on top of the earth bund shall be extended to the boundary with the railway.

Reason: To safeguard the amenities of future occupants.

6 A 2.0 metre high acoustic fence shall be constructed on the eastern boundary adjacent to the railway. Such a fence shall be 12 – 15 kilograms per square metre density with no gaps or holes.

Reason: To safeguard the amenities of future occupants.

7 Proprietary double glazed windows shall be fitted to all habitable room windows.

Reason: To safeguard the amenities of future occupants.

8 Notwithstanding the provisions of the Town and County Planning (Use Classes) Order, 1987 the use of the buildings shall be restricted to the provision of residential accommodation and care to people in need of care, and for no other use falling within Class C2 of the Use Classes Order.

Reason: To safeguard the amenities of nearby residents, by requiring the suitability of the excluded uses within Class C2 to be assessed through a separate planning application.

Note(s):

The determined plans are:
1:1250 Location plan/1:250 block plan, plan/section/elevations plan, Noise assessment and flood risk assesmment received on 7 Mar 03.

The applicant is advised that the development should be carried out in accordance with the submitted flood risk assessment.

Head of Planning & Development
02 JUN 2003

H16/0284/03

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Spalding
Lincolnshire
PE11 2XE

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web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0864/03 Received: 09-JUL-03 Type: CONDITION COMPLIANCE

Name: St Matthews Housing
4 The Old Church
St Matthews Road
Norwich
NR1 1SP

Agent: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Details of external materials (Condition 4 of application H16/0284/03)

Location : The Meadows, Park Road 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:
Letter dated 1 July 2003 from Broadgate Homes received 9 July 2003.

Head of Planning & Development
31-JUL-03

H16/0864/03

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.

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

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: H16/0978/03 Received: 07-AUG-03 Type: CONDITION COMPLIANCE

Name: St Matthew Housing
4 The Old Church
St Matthews Road
Norwich
NR1 1SP

Agent: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Details of landscaping (Condition 2 of H16/0284/03)

Location : The Meadows Park Road
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:
Site and location plan received 7 August 2003.

Head of Planning & Development
22-AUG-03

H16/0978/03

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.

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