FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0292/97 Received:18-MAR-97 Type:RESERVED MATTERS

Earlier Permission: H16/0098/95

Name: Jelson Ltd
370 Loughborough Road
Leicester

Agent: PMC Design Ltd
61 Oaken Lanes
Codsall
Wolverhampton
WV8 2AW

Description: Residential development

Location : Land off St Thomas Road Spalding
Lincs

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 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 in writing by the Local Planning Authority.

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.

2 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.

3 Notwithstanding the submitted details, before any development is commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority revised landscaping details to include the following:
i) Extra tree planting to the front of plots 20, 21 and 22 and alongside the fence at the junction of the estate road with London Road.
ii) An element of 'semi-mature' tree planting alongside the main 'spine road'.
The landscaping shall be carried out in accordance with the approved details as revised.

Reason: In the interests of the visual amenities of the locality.

4 The works to the pond (and its associated areas) fronting plots nos. 1 to 7 shall be carried out in accordance with the specification and timetable

SOUTH HOLLAND DISTRICT COUNCIL

as detailed in the Management Plan prepared by Ecological Services Ltd, received by the Local Planning Authority on 30 July 1997.

Reason: To ensure a satisfactory development.

5 Details of the type, specification and colour of the block paviors to be used, and the construction of and surface treatment for the cycle/pedestrian routes shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development.

6 The southern and western boundaries of the site shall be delineated by 1.8 metre high screen fences, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such fences shall be erected before any dwellings on those plots abutted by or adjoining the approved fencing are occupied.

Reason: To ensure a satisfactory development.

This permission is granted in accordance with the application submitted as revised by the amended plans received on 20th June 1997, amended landscape proposals received on 6th August 1997 and amended layout plan received by the Local Planning Authority on 8th August 1997.

This permission has been granted on the basis that the dyke bordering the southern and western boundaries of the site will be piped and filled.

Director of Housing and Planning Services
26-SEP-97 H16/0292/97

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.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0292/97 Received:18-MAR-97 Type:RESERVED MATTERS

Name: Jelson Ltd
370 Loughborough Road
Leicester

Agent: PMC Design Ltd
61 Oaken Lanes
Codsall
Wolverhampton
WV8 2AW

Description: Residential development

Location : Land off St Thomas Road Spalding
Lincs

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

1 Before any dwellings are commenced to be built the improvements to St Thomas's Road shall be completed to the satisfaction of the Local Planning Authority.

Reason: To provide safe and adequate access to the development.

2 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 in writing by the LPA.

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.

3 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.

4 Notwithstanding the submitted details, before any development is commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority revised landscaping details to include the following:

i) Extra tree planting to the front of plots 20, 21 and 22 and alongside the fence at the junction of the estate road with London Road.
ii) An element of 'semi-mature' tree planting alongside the main 'spine road'.

The landscaping shall be carried out in accordance with the approved details as received.

Reason: In the interests of the visual amenities of the locality.

5 The works to the pond (and its associated areas) fronting plots nos. 1 to 7 shall be carried out in accordance with the specification and timetable as detailed in the Management Plan prepared by Ecological Services Ltd, received by the Local Planning Authority on 30 July 1997.

Reason: To ensure a satisfactory development.

6 Details of the type, specification and colour of the block paviors to be used, and the construction of and surface treatment for the cycle/pedestrian routes shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development.

7 The southern and western boundaries of the site shall be delineated by 1.8 metre high screen fences, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such fences shall be erected before any dwellings on those plots abutted by or adjoining the approved fencing are occupied.

Reason: To ensure a satisfactory development.

This permission is granted in accordance with the application submitted as revised by the amended plans received on 20th June 1997, amended landscape proposals received on 6th August 1997 and amended layout plan received by the Local Planning Authority on 8th August 1997.

This permission has been granted on the basis that the dyke bordering the southern and western boundaries of the site will be piped and filled.

12-SEP-97 Checked ..SAS.15/9... - Checked against 'old' draft.

Authorised to issue (inc Delegation)..... 23/9.

Are there any outstanding Outline Conditions - ? SN4

NEW DRAFT NEEDED

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0292/97 Received:18-MAR-97 Type:RESERVED MATTERS

Name: Jelson Ltd
370 Loughborough Road
Leicester

Agent: PMC Design Ltd
61 Oaken Lanes
Codsall
Wolverhampton
WV8 2AW

Description: Residential development

Location : Land off St Thomas Road Spalding
Lincs

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

1 Before any dwellings are commenced to be built the improvements to St Thomas's Road shall be completed to the satisfaction of the Local Planning Authority.

Reason: To provide safe and adequate access to the development.

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 LPA 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 baseccurse 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 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.

5 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 in writing by the LPA

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.

6 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.

7 Notwithstanding the submitted details, before any development is commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority revised landscaping details to include the following:

i) Extra tree planting to the front of plots 20, 21 and 22 and alongside the fence at the junction of the estate road with London Road.

ii) An element of 'semi-mature' tree planting alongside the main 'spine road'.

The landscaping shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality.

8 The works to the pond (and its associated areas) fronting plots nos. 1 to 7 shall be carried out in accordance with the specification and timetable as detailed in the Management Plan prepared by Ecological Services Ltd. received by the Local Planning Authority on 30 July 1997.

Reason: To ensure a satisfactory development.

9 The type, specification and colour of the block paviors to be used, and the surface treatment for the cycle/pedestrian routes shall be agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development.

10 The southern and western boundaries of the site shall be delineated by 1.8 metre high screen fences, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such fences shall be erected before any dwellings on those plots abutted by the approved fencing are occupied.

Reason: To ensure a satisfactory development.

This permission is granted in accordance with the application submitted
X as revised by the amended layout plan received by the Local Planning
Authority on 8 August 1997.

05-SEP-97 amended plans received on 20 June 97, amended landscape proposals Checked ..JS/8/9.. received on 6 Aug 97 and

Authorised to issue (inc Delegation).....

10* This permission has been granted on the basis that the alpha boundary the Southern & western boundaries of the site will be piled and filled.