Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0328/03 Received: 13-MAR-03 Type: FULL

Name: Castle Building Ltd
Yew Tree House
47 Old Fendike Road
Weston Hills
Spalding, Lincs. PE12 6DO

Agent: Morley Newborn
16A Portland Street
Lincoln
LN5 7JX

Description: Demolition of existing buildings and erection of 48 dwellings with associated garages

Location : Holbeach 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 The open space within the site shall be prepared and seeded before occupation of the final dwelling to be erected on the estate.

Reason: In the interests of the amenity of the estate.

3 Before any development is commenced, details of sewage disposal works, which shall be provided within the site to serve the development hereby permitted, shall be submitted to and approved by the Local Planning Authority, and before any dwelling is occupied the sewage disposal works shall be completed to the satisfaction of the Local Planning Authority.

Reason: To ensure the provision of adequate disposal facilities, in the interests of the amenity of residents of the proposed estate.

4 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, no walls, fences or other means of enclosure shall be erect[illegible]ny land situated in front of any walls of a dwelling facing onto a public highway or propo[illegible]u public

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highway or public open space or amenity area.

Reason: To maintain the amenity of the locality by ensuring that the original design concept is retained.

5 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.

6 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

7 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 Before any development is commenced the written approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the

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gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

9 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.

10 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.

11 Before any development is commenced the written 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.

12 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

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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.

13 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.

14 Before the occupation of the first dwelling on the development, any private driveways shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain the security of residents.

15 Notwithstanding the details submitted with the proposal, additional hedge planting shall be provided to the rear boundary of any dwelling, where it is necessary to create a continuous and secure boundary feature. Details of this additional planting shall be submitted to and approved in writing by the Local Planning Authority. The planting shall take place prior to the first occupation of any dwelling on the estate.

Reason: To maintain the amenity of adjoining residents.

16 No development shall take place until an archaeological mitigation strategy has been secured in accordance with a written scheme to be submitted to and approved in writing by the Local Planning Authority. This scheme shall make provision for the preservation in situ and/or by record of all archaeological remains within the site or affected by enabling works. No development shall take place until this strategy has been secured and implemented.

Reason: The proposed development is in an area of archaeological significance.

17 Before the estate access road onto Holbeach Road is commenced to be used, vision splays as indicated on dwg no. 1721/02/20 shall be secured and thereafter maintained without obstruction to

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drivers.

Reason: In the interests of road safety.

18 The open space within the site shall be prepared and seeded before the occupation of the twentieth dwelling on the estate.

Reason: In the interests of the amenity of the estate.

19 The layout of the open space shall provide for a children's play area in addition to any incidental landscaped areas. Details of the equipment to be provided shall be submitted to the Local Planning Authority within three months of the commencement of development. The approved scheme shall be implemented prior to the occupation of the twentieth dwelling on the estate, and shall thereafter be retained.

Reason: In the interests of the amenity of residents of the proposed estate.

Note(s):

The determined plans are:
Site location plan and dwg nos. AS1144/1; 1721.02.11A, .12A, .13A, .14A, .15A, .16A, .17A, .18A and .19 received 13 March 2003.
Amended dwg nos. 1721.02.10C and .20 received 14 May 2003.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Beacon Council 2003-2004
Supporting the Rural Economy

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Sevenoaks

Head of Planning & Development
18 NOV 2003

H16/0328/03

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 Director of Rural Services

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0328/03 Received: 13-MAR-03 Type: FULL

Name: Castle Building Ltd
Yew Tree House
47 Old Fendike Road
Weston Hills
Spalding, Lincs. PE12 6DO

Agent: Morley Newborn
16A Portland Street
Lincoln
LN5 7JX

Description: Demolition of existing buildings and erection of 48 dwellings with associated garages

Location : Holbeach 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 The open space within the site shall be prepared and seeded before occupation of the final dwelling to be erected on the estate.

Reason: In the interests of the amenity of the estate.

3 Before any development is commenced, details of sewage disposal works, which shall be provided within the site to serve the development hereby permitted, shall be submitted to and approved by the Local Planning Authority, and before any dwelling is occupied the sewage disposal works shall be completed to the satisfaction of the Local Planning Authority.

Reason: To ensure the provision of adequate disposal facilities, in the interests of the amenity of residents of the proposed estate.

4 Notwithstanding the provision of the Town and Country Planning (General Permitted

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Development) Order 1995, no walls, fences or other means of enclosure shall be erected on any land situated in front of any walls of a dwelling facing onto a public highway or proposed public highway or public open space or amenity area.

Reason: To maintain the amenity of the locality by ensuring that the original design concept is retained.

5 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.

6 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

7 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

8 Before any development is commenced the written approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with

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longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

9 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.

10 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.

11 Before any development is commenced the written 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.

12 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

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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.

13 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.

14 Before the occupation of the first dwelling on the development, any private driveways shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain the security of residents.

15 Notwithstanding the details submitted with the proposal, additional hedge planting shall be provided to the rear boundary of any dwelling, where it is necessary to create a continuous and secure boundary feature. Details of this additional planting shall be submitted to and approved in writing by the Local Planning Authority. The planting shall take place prior to the first occupation of any dwelling on the estate.

Reason: To maintain the amenity of adjoining residents.

16 No development shall take place until an archaeological mitigation strategy has been secured in accordance with a written scheme to be submitted to and approved in writing by the Local Planning Authority. This scheme shall make provision for the preservation in situ and/or by record of all archaeological remains within the site or affected by enabling works. No development shall take place until this strategy has been secured and implemented.

Reason: The proposed development is in an area of archaeological significance.

17 Before the estate access road onto Holbeach Road is commenced to be used, vision splays as indicated on dwg no. 1721/02/20 shall be secured and thereafter maintained without obstruction to

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drivers.

Reason: In the interests of road safety.

18 The open space within the site shall be prepared and seeded before the occupation of the 20th dwelling on the estate.

Reason: In the interests of the amenity of the estate.

19 The layout of the open space shall provide for a children's play area in addition to any incidental landscaped areas. Details of the equipment to be provided shall be submitted to the Local Planning Authority within 3 months of the commencement of development. The approved scheme shall be implemented prior to the occupation of the 20th dwelling on the estate, and shall thereafter be retained.

Reason: In the interests of the amenity of residents of the proposed estate.

Note(s):

The determined plans are:
Location plan and dwg nos. AS1144/1; 1721.02.11A, .12A, .13A, .14A, .15A, .16A, .17A, .18A and .19A received 13 March 2003.
Dwg nos. 1721.02.10C and .20 received 14 May 2003.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Head of Planning & Development
13 NOV 2003

H16/0328/03

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/1410/03 Received: 21-NOV-03 Type: CONDITION COMPLIANCE

Name: Castle Building Ltd
24 Commercial Road
Spalding
Lincs
PE11 2HA

Agent: C B Design Group
24 Commercial Road
Spalding
Lincs
PE11 2HA

Description: Details of sewage disposal, roads, footways and surface water drainage (Conditions 3, 8 & 11 of H16/0328/03)

Location : Holbeach 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:
Dwg. nos. 33451/A1/02B, /03B, /04A, /05A, /06B, STND/LCC/01L and STND/SEW/01Q, received 21 November 2003.

Head of Planning & Development
25-MAR-04

H16/1410/03

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 Corporate Services Andrew Petcher Director of Rural Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0007/04 Received: 06-JAN-04 Type: CONDITION COMPLIANCE

Name: Castle Building
24 Commercial Road
Spalding
Lincs
PE12 2HA

Agent: C B Design Group
24 Commercial Road
Spalding
Lincs
PE12 2HA

Description: Details of Archaeological Mitigation Strategy (Condition 16 of H16/0328/03)

Location : Holbeach 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:
Pre-Construct Archaeology Report received 6 January 2004.

Head of Planning & Development
28-JAN-04

H16/0007/04

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.

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/1430/03 Received: 26-NOV-03 Type: CONDITION COMPLIANCE

Name: Castle Building Ltd
24 Commercial Road
Spalding
Lincs
PE12 2HA

Agent: CB Design Group
24 Commercial Road
Spalding
Lincs
PE12 2HA

Description: Details of lighting to private driveways (condition 14 of H16/0328/03)

Location : Holbeach 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:
Dwg no. 1003.03.32 received 26 November 2003.

Head of Planning & Development
10-DEC-03

H16/1430/03

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 Director of Rural Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0173/05 Received: 09-FEB-05 Type: CONDITION COMPLIANCE

Name: Ashwood Homes
Fulney Hall
69 Holbeach Road
Spalding
Lincs PE11 2HY

Agent: Ashwood Homes
Fulney Hall
69 Holbeach Road
Spalding
Lincs PE11 2HY

Description: Footpath and highway levels and details (Condition 13 of H16/0328/03)

Location : Holbeach 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:
Dwg. nos. STND/LCC/01L, 33451/A1/02G and 33451/A1/04A, received 9 February 2005.

Head of Planning & Development
04-MAR-05

H16/0173/05

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.

N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H16/0808/91

DATE RECEIVED : 29 8 91

APPLICANT : Baytree Nurseries
High Road
Weston
Spalding
Lincolnshire

AGENT : John D Lynch Prtnshp
Mercia Lodge
Pinchbeck Road
Spalding
Lincs, PE11 1QF

TYPE : Outline GRID REF : 525650 322610

DESCRIPTION : Residential development (renewal of outline planning permission H16/0616/87)

LOCATION : Adjacent: Roman Bank/Holbeach Road, Spalding

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates :

(a) the expiration of five years from the date of this permission

(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 41 of the Town and Country Planning Act 1971.

2 a) The following matters are reserved for subsequent approval by the Local Planning Authority and shall be submitted for such approval simultaneously, and no development to which they relate shall be carried out until these matters have been approved, viz:

1) Detailed drawings of the estate layout to a scale of not less than 1:500 including road and plot layouts.
2) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs.
3) The siting and design of any vehicular access to a highway or estate road.

Cont/...

This permission refers only to that required by the Town and Country Planning Acts. If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

Cont/
H16/0[illegible]/91

4) Detailed drawings to a scale of not less than 1:500 of a landscaping scheme showing the following details:
   (i) the positions, heights and species of existing trees;
   (ii) proposals for felling or retention of existing trees;
   (iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees and shrubs;
   (iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment:
   (v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

b) Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and 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 made good during that period.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved is required in the interests of visual amenity of the estate.

3 Before any development is commenced the approval of the Local Planning Authority is required to:
   (i) a *specification of the type of construction proposed for roads and/or footways;
   (ii) a programme for the making up of the roads and/or footways:
   (iii) details of the method and means of disposal of surface water;
   (iv) detailed plans to a scale of 1:500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1:500 horizontal and not less than 1:100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1:100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
   (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institution of Civil Engineers in 1963.

*This specification shall be such as to enable the local highway authority in due course to take over the roads and/or footways as highways maintainable at the public expense.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

Cont/...

Cont/
H16/0/91

4 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road 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.

5 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 including the setting back of the footways to the back of the visibility splay lines (as shown on Drawing No HW8701 received 15 July 1987) and the estate road shall also 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.

District Planning Officer
14 October 1991

N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

[illegible]

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

... siting and design of any building or access to a highway or estate road.

... detailed drawings to a scale of not less than 1:500 of a landscaping scheme showing the following details:

(a) the positions, heights and species of existing trees;

(b) proposals for felling or retention of existing trees;

(c) proposals for tree planting, including the number, species, heights on planting and positions of all trees and shrubs;

(d) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;

(e) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

... such a landscaping scheme as may be approved by the Local Planning Authority 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, or within such longer period as may be agreed in writing with the Local Planning Authority. Screen walls and fences included in the approved scheme, together with trees and shrubs which it is proposed to plant within the curtilages of individual dwellings, shall be provided before occupation of the respective dwellings. The trees, shrubs and 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 made good during that period.

... The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the detailed and overall design aspects of the proposed development. ... implementation of such landscaping scheme as may be approved is ... in the interests of visual amenity of the estate.

... before any development is commenced the approval of the Local Planning Authority is required to:

(a) specification of the type of construction proposed for roads and footways;

(b) programme for the making up of the roads and/or footways;

(c) details of the method and means of disposal of surface water;

... [illegible] ... [illegible] ... [illegible]

[illegible] details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institution of Civil Engineers in [illegible].

This specification shall be such as to enable the local highway authority in due course to take over the roads and/or footways as highway maintainable at the public expense.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

[illegible] Dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road 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 [illegible] of the proper planning of the area.

[illegible] 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 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 surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

[illegible] 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 including the setting back of the footways to the back of the visibility splay lines (as shown on drawing no. [illegible]) received [illegible] and the estate road shall also be constructed for at least [illegible] [illegible] 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 [illegible] of the public highway, in the interests of amenity and [illegible] while the development is being carried out.

[illegible]

Town and Country Planning Act 1971 Form P2

Planning permission

Name and address of applicant

Mr L W Amphlett
19 Cherry Tree Grove
SPALDING
Lincs

Name and address of agent (if any)

Part I – Particulars of application

Date of application: 14.12.77

Application no. H 16/1118/77

Particulars and location of development:

Change of use from hairdresser's shop to roofing contractors office at 64 Holbeach Road, SPALDING.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. No roofing materials or plant used in connection with the business shall be stored or kept within the curtilage of the site.
3. The site shall be made up level with the footway to enable one car space to be provided.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 41 of the Town and Country Planning Act 1971.
2. In the interests of the amenity of the locality and to enable car parking space to be provided in the interests of road safety.
3. So that motor vehicles may wait clear of the carriageway of the highway in the interests of the safety and convenience of traffic using Holbeach Road.

Date 1st March 1978

B Smith, Council Officer

Council Offices, Priory Road SPALDING Lincs

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation, but under section 56(2) of the Town and Country Planning Act 1971 it will operate as listed building consent in respect of any works described in the permission for the alteration or extension of a listed building.

PLANNING OFFICER

Please read the accompanying "Notes for Applicants" before completing any part of this form LCP.1

Application for permission to develop land etc.

Town and Country Planning Act 1971

Four completed copies of this form and plans should be sent to the District Council

		For official use only
Application no.	H16/1118/77	
Date received	14 DEC 1977	
Grid reference	525750 323700	

PART 1 – to be completed by or on behalf of all applicants as far as applicable to the particular development

1. **Applicant** (complete details below in block capitals)	**Agent** (if any) to whom correspondence should be sent (complete details below in block capitals)
Name L.W. AMPHLETT	Name
Address 19 CHERRY TREE GROVE SPALDING	Address
Tel. No. 5222	Tel. No.

2. Particulars of proposal for which permission or approval is sought

(a) Full address or location of the land to which this application relates (and site area if known) 64, HOLBEACH ROAD SPALDING

(b) Applicant's interest, e.g. owner, tenant, prospective purchaser OWNER

(c) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used Change of use to OFFICE (ROOFING CONTRACTORS)

(d) State whether applicant owns or controls any adjoining land and, if so, give its location NO

3. Particulars of application (see note 3 of the "Notes for Applicants")

State whether this application is for:–

	State Yes or No	If yes, tick those items below which you wish to be considered as part of this application
(a) Outline planning permission		1 siting; 2 design; 3 external appearance; 4 means of access; 5 landscaping
(b) Full planning permission	YES	
(c) Approval of reserved matters following the grant of outline permission		If yes, state the date and number of outline permission Date Number
(d) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted		If yes, state the date and number of previous permission and identify the particular condition (see note 3(d) of the "Notes for Applicants") Date Number The condition