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

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1199/95 Received:13-DEC-95 Type:FULL

Name: Broadgate Exclusive Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Agent: Broadgate Exclusive Homes
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Residential development - six detached bungalows and one detached chalet

Location : Land off Mulberry Way 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 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.

3 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.

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

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HOUSING & PLANNING SERVICES DEPARTMENT

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 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 Before the occupation of the individual dwellings, the fencing relating to their curtilages shall be erected to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

7 Before the commencement of development full details of the proposed facing materials (tiles and bricks) shall be approved in writing by the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

This permission is granted in accordance with the application submitted as revised by the amended plans, received by the Local Planning Authority on 3 January 1996.

sgd S A WALTHAM
Director of Housing and Planning Services

28-FEB-96 H16/1199/95

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/0362/96 Received:22-APR-96 Type:CONDITION COMPLIANCE

Earlier Permission: H16/1199/95

Name: Broadgate Exclusive Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Exclusive Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: External materials specification
(Condition 7 of H16/1199/95)
Location : Land off Mulberry Way Spalding
Lincs

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:

Director of Housing and Planning Services
17-MAY-96 H16/0362/96

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.

MRS SALLY WALTHAM BA (Hons) F.C.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: H16/0362/96 Received:22-APR-96 Type:CONDITION COMPLIANCE

Name: Broadgate Exclusive Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Exclusive Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: External materials specification
(Condition 7 of H16/1199/95)
Location : Land off Mulberry Way Spalding
Lincs

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

SCMW 13/5
MK 15/5

13-MAY-96 AD check..MK...15/5

Authorised to issue (inc Delegation)...MK...15/5