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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0362/99 Received: 13-APR-99 Type: FULL

Name: Swallow Homes Ltd.
Swallow House
Banbury Close
West Elloe Avenue
Spalding, Lincs PE11 2BS

Agent: Swallow Homes Ltd.
Swallow House
Banbury Close
West Elloe Avenue
Spalding, Lincs PE11 2BS

Description: Residential development of 9 dwellings

Location : Land to West of Woolram Wygate Wygate Park (Phase 8B)
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 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 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

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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.

5 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.

6 None of the dwellings hereby permitted shall be occupied, sold or let until the scheme of traffic lights at the junction of Woolram Wygate and Pinchbeck Road has been provided and completed in accordance with the requirements of previous permission reference H16/0674/96 and associated agreements.

Reason: In the interests of the convenience of traffic using the Woolram Wygate/Pinchbeck Road junction.

Director of Housing and Planning Services
21 MAY 1999

H16/0362/99

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0362/99 Received: 13-APR-99 Type: FULL

Name: Swallow Homes Ltd.
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Agent: Swallow Homes Ltd.
Swallow House
Banbury Close
West Elloe Avenue
Spalding, Lincs PE11 2BS

Description: Residential development of 9 dwellings

Location : Land to West of Woolram Wygate Wygate Park (Phase 8B)
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 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 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.

5 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.

6 None of the dwellings hereby permitted shall be occupied, sold or let until the scheme of traffic lights at the junction of Woolram Wygate and Pinchbeck Road has been provided and completed in accordance with the requirements of previous permission reference H16/0674/96 and associated agreements.

Reason: In the interests of the convenience of traffic using the Woolram Wygate/Pinchbeck Road junction.

Director of Housing and Planning Services
19 MAY 1999

H16/0362/99