SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

FILE COPY

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0370/02 Received: 22-APR-02 Type: RESERVED MATTERS

Name: Persimmon Homes (EM) Ltd
Persimmon House
Napier Place
Orton Wistow
Peterborough PE2 6XN

Agent: Kevin Twigger - KRT Associates
Rushall House
School Road
Brentwood
Stafford. ST19 9DS

Description: Demolition of existing industrial units & residential redevelopment of 87 dwellings - Outline Application H16/1099/01

Location : The Chestnuts Low Road
Spalding

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 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.

2 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.

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Priory Road
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3 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 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.

4 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.

5 Before development commences the applicant shall submit to and have had approved in writing by the Local Planning Authority the following:
- Details of the surface treatment for the car parking courts and bays.
- Details of measures for deterring unauthorised access to the rear of those dwellings served by shared footpaths.
- Details of the layout of the play area, including equipment, surfacing and fencing.
- Revised details to show the wall, to the rear of plot Nos. 16 to 22 and the adjoining parking court, increased in height to 2 metres.
- Details of the surfacing and enclosure of the refuse collection points.
- Ground floor levels of the proposed dwellings relative to existing ground levels.
The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and security.

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.

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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.

The determined plans are:
Site plan received 19 April 2002.
Dwg nos. B528/6-A, /7-A, /8-A, /11-A, /12-A and /13 and dwelling types M-C85 (3 storey) East, M-cottage C/141 East, M-185 East, M-cottage C/92 East, M-cottage C/113 East, M-120B-cottage-East, M-164-cottage-East, M-170-East, M-127-cottage-Double Bay, M-cottage C/78 East, Eton House Type and M130 House Type received 14 May 2002.
Dwg nos. B528/27 and B528/28 received 21 June 2002.
Dwelling type M-cottage-C/133 A.V. received 3 July 2002.
Dwg nos. B528/1-Rev I, B528/2-G and B528/LS1-Rev F received 18 July 2002.

Head of Planning & Development
25 JUL 2002 H16/0370/02

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 H16/0370/02 Received: 22-APR-02 Type: RESERVED MATTERS

Name: Persimmon Homes (EM) Ltd
Persimmon House
Napier Place
Orton Wistow
Peterborough PE2 6XN

Agent: Kevin Twigger - KRT Associates
Rushall House
School Road
Brentwood
Stafford. ST19 9DS

Description: Demolition of existing industrial units & residential redevelopment of 87 dwellings -

Location : The Chestnuts Low Road
Spalding

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

1 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.

2 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.

3 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 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.

4 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.

5 Before development commences the applicant shall submit to and have had approved in writing by the Local Planning Authority the following:
- Details of the surface treatment for the car parking courts and bays.
- Details of measures for deterring unauthorised access to the rear of those dwellings served by shared footpaths.
- Details of the layout of the play area, including equipment, surfacing and fencing.
- Revised details to show the wall, to the rear of plot Nos. 16 to 22 and the adjoining parking court, increased in height to 2 metres.
- Details of the surfacing and enclosure of the refuse collection points.
- Ground floor levels of the proposed dwellings relative to existing ground levels.
The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and security.

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.

The determined plans are:
Site plan received 19 April 2002.
Dwg nos. B528/6-A, /7-A, /8-A, /11-A, /12-A and /13-A and dwelling types M-C85 (3 storey) East, M-cottage C/141 East, M-185 East, M-cottage C/92 East, M-cottage C/133 East, M-120B-cottage-East, M-164-cottage-East, M-170-East, M-127-cottage-Double Bay, M-cottage C/78 East, Eton House Type and M130House Type received 14 May 2002.
Dwg nos. B528/27 and B528/28 received 21 June 2002.
Dwelling type M-cottage-C/133 A.V. received 3 July 2002.
Dwg nos. B528/1-Rev I, B528/2-g and B528/51-Rev F received 18 July 2002.

Head of Planning & Development
24 JUL 2002

H16/0370/02

SOUTH HOLLAND DISTRICT COUNCIL

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

COPY *Earlier App*

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/0612/03 Received: 14-MAY-03 Type: CONDITION COMPLIANCE

Name: Persimmon Homes
Napier Place
Orton Wistow
Peterborough, Cambs PE2 6XN

Agent: K R T Associates
32 Red Lion Street
Alvechurch
Birmingham
B48 7LF

Description: Details of roads, footways, junctions (Conditions 1 to 4 of H16/0370/02)

Location : The Chestnuts, Low 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. B-528/6 REV:F, /7 REV:C, /8 REV:C, /11 REV:B, /12 REV:B & /13 REV:A received 14 May 2003.

Head of Planning & Development
20-JUN-03

H16/0612/03

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 1990

Approval required by Condition of Permission

Reference: H16/0913/02 Received: 06-AUG-02 Type: CONDITION COMPLIANCE

Name: Persimmon Homes
Napier Place
Orton Wistow
Peterborough
Cambs

Agent: K R T Associates
Rushall House
School Road
Brewood
Stafford ST19 9DS

Description: Submission of details required by Condition 5 of H16/0370/02

Location : Chestnuts Low 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:

The determined plans are:
Persimmon Homes (East Midlands) Ltd letter and play equipment diagram received 05 September 2002.
Persimmon Homes (East Midlands) Ltd letter and dwg. no. 1 received 06 September 2002.
KRT Associates letter and dwg. nos. B528/1 REV K and B528/2 REV J received 12 September 2002.

Head of Planning & Development
31-OCT-02

H16/0913/02

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