

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0416/98

Received: 01-JUN-98 Type: FULL

Name: Patterson Properties (TD) Ltd	Agent: Cooper Architectural Design
Ornm House	Hocklesgate
Roman Bank	Fleet
Spalding	Spalding
Lincs	Lincs

Description: Residential development of 9 bungalows for the Spalding Town Husbands.

Location : Former Johnson Bros Site High Street
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 in writing by the Local Planning Authority 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 road 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 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 6 The dwellings hereby permitted shall at all times be managed and administered by the Spalding Town Husbands and occupation of the dwellings shall be restricted to the beneficiaries of that Organisation.

Reason: Unrestricted occupancy would contravene the Highway Authority's adopted parking standards and because with respect to some of the dwellings, the standard of amenity in terms of private open space attaching to them, is below that which is normally acceptable.

- 7 No development or groundworks shall take place until a programme of archaeological work has been undertaken to the reasonable satisfaction of the Local Planning Authority in accordance with a scheme of archaeological investigation to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological remains on the site are preserved in situ or are fully recorded prior to destruction as appropriate.

- 8 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.

Director of Housing and Planning Services
19-AUG-98 H16/0416/98

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.

Town and Country Planning Act etc

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that permission has been granted (or equiv)
on the following condition(s):

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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 in writing by the Local Planning Authority 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~~ ^{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.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

18-AUG-98

Checked *[Signature]*

Authorised to issue (inc Delegation).....*[Signature]*.....