

**SALLY WALTHAM**

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning

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**S O U T H**



**H O L L A N D**  
**DISTRICT COUNCIL**

HOUSING & PLANNING  
SERVICES DEPARTMENT

## **Town and Country Planning Act 1990**

# **Planning Permission**

Reference: H16/0504/01

Received: 03-MAY-01

Type: FULL

Name: M Parker & Sons Ltd.  
St John's Road  
Spalding  
Lincs

Agent: M Parker & Sons Ltd.  
St John's Road  
Spalding  
Lincs

Description: Erection of 3 bungalows

Location : Off Pinchbeck Road 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 the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 3 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.

- 4 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.

- 5 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

- 6 The private driveway shall be illuminated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the permitted dwellings.

Reason: to ensure a satisfactory development in the interests of security.

- 7 The screen walls and fences shown on the approved plans shall be implemented prior to the occupation of the dwellings hereby permitted and the close-boarded fence along the northern boundary of the site shall be topped with 300 millimetres of trellis.

Reason: In the interests of safeguarding the amenities and security of future occupants.

- 8 Prior to the commencement of building operations on the dwellings the applicant shall submit to and have had approved in writing by the Local Planning Authority details of then following:
  - a) The removal of 0.7 metres of depth of soil and its subsequent replacement with clean topsoil in the vicinity of bore hole HA2 as shown on the plan accompanying the report on site investigation,
  - b) Further samples to be taken in the proposed garden areas to the north of the properties to ascertain whether or not the soil in that location of the site is contaminated and any remediation works proposed as a consequence to those further samples. The location of the bore holes/trial pits to be agreed in writing with the Local Planning Authority prior to investigation.The development of the site shall subsequently be progressed in accordance with the agreed details and remediation works.

Reason: To ensure that the site is suitable for residential occupation.

- 9 Bedroom numbers 1 and 2 of the dwelling to be erected on plot 3 shall be fitted with acoustic vents

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in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of that dwelling from noise.

The determined plans are:-

Posford and Duvivier Report and dwg nos. Plot 1, 2 and 3 received 26 April 2001.

Dwg no. PRB001 received 3 May 2001.

The applicant is advised that the foundation design should be such as to ensure that the soil beyond a depth of 0.7 metres remains undisturbed. In this respect, a raft foundation may be appropriate. This is to ensure that archaeological remains are left largely undisturbed.

**Director of Housing and Planning Services**

**08 AUG 2001**

H16/0504/01

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 H16/0504/01

Received: 03-MAY-01    Type: FULL

Name: M Parker & Sons Ltd.  
St John's Road  
Spalding  
Lincs

Agent: M Parker & Sons Ltd.  
St John's Road  
Spalding  
Lincs

Description:        Erection of 3 bungalows

Location :        Off Pinchbeck Road 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 the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 3    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.

- 4    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.

- 5 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

- 6 The private driveway shall be illuminated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the permitted dwellings.

Reason: to ensure a satisfactory development in the interests of security.

- 7 The screen walls and fences shown on the approved plans shall be implemented prior to the occupation of the dwellings hereby permitted and the close-boarded fence along the northern boundary of the site shall be topped with 300 millimetres of trellis.

Reason: In the interests of safeguarding the amenities and security of future occupants.

- 8 Prior to the commencement of building operations on the dwellings the applicant shall submit to and have had approved in writing by the Local Planning Authority details of then following:
  - a) The removal of 0.7 metres of depth of soil and its subsequent replacement with clean topsoil in the vicinity of bore hole HA2 as shown on the plan accompanying the report on site investigation,
  - b) Further samples to be taken in the proposed garden areas to the north of the properties to ascertain whether or not the soil in that location of the site is contaminated and any remediation works proposed as a consequence to those further samples. The location of the bore holes/trial pits to be agreed in writing with the Local Planning Authority prior to investigation.The development of the site shall subsequently be progressed in accordance with the agreed details and remediation works.

Reason: To ensure that the site is suitable for residential occupation.

- 9 Bedroom numbers 1 and 2 of the dwelling to be erected on plot 3 shall be fitted with acoustic vents in accordance with details to be submitted to and approved in writing by the Local Planning

Authority.

Reason: To safeguard the amenities of that dwelling from noise.

The determined plans are:-

PRB 001 3-5-01

Plat 1, 2, 3 26-4-01

Post and Barrier Report 26-4-01

~~X H11 Highway Access~~

The applicant is advised that the foundation design should be such as to ensure that the soil beyond a depth of 0.7 metres remains undisturbed. In this respect, a raft foundation may be appropriate. This is to ensure that archaeological remains are left largely undisturbed.

Director of Housing and Planning Services

03 AUG 2001

H16/0504/01

*Self 7/8*

*Par 8/8*

*CM5 8-8-01*

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Fax: (01775) 710772



**Town and Country Planning Act 1990**

**Approval required by Condition of Permission**

***COPY*** *Earlier App*

Reference: H16/0979/01

Received: 14-AUG-01    Type: CONDITION COMPLIANCE

Name: M Parker & Sons  
St Johns Road  
Spalding  
Lincs  
PE11 1JX

Agent: M Parker & Sons  
St Johns Road  
Spalding  
Lincs  
PE11 1JX

Description: Details of materials (Condition 2 of H16/0504/01)

Location : Pinchbeck 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:**

**Director of Housing and Planning Services**  
**29-AUG-01**

H16/0979/01

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 1990**

**Approval required by Condition of Permission**

***COPY*** *Earlier App*

Reference: H16/1072/01

Received: 06-SEP-01

Type: CONDITION COMPLIANCE

Name: M Parker & Sons Limited  
St Johns Road  
Spalding  
Lincs  
PE11 1JX

Agent: M Parker & Sons Limited  
St Johns Road  
Spalding  
Lincs  
PE11 1JX

Description: Details of landscaping (Condition 3 of H16/0504/01)

Location : Off Pinchbeck 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:-

Dwg no. PRB 001 A received 2 October 2001.

**Director of Customer Services**  
**12-OCT-01**

H16/1072/01

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 1990**

**Approval required by Condition of Permission**

***COPY*** *Earlier App*

Reference: H16/1207/01

Received: 12-OCT-01    Type: CONDITION COMPLIANCE

Name: M Parker & Sons  
St Johns Road  
Spalding  
Lincs

Agent: John Samuels Arch. Consultants  
The Manor  
South Street  
Normanton-On-Trent  
Newark Notts NG23 6RQ

Description: Details of Archaeological Watching Brief (Condition 5 of  
H16/0504/01)

Location : Pinchbeck 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 applicant is reminded of the need to submit a report of findings for the approval of the Local  
Planning Authority.

**Director of Customer Services**  
**09-NOV-01**

H16/1207/01

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 1990**

**Approval required by Condition of Permission**

Reference: H16/1085/01

Received: 10-SEP-01

Type: CONDITION COMPLIANCE

Name: M Parker & Sons Ltd  
St Johns Road  
Spalding  
Lincs

Agent: M Parker & Son Ltd  
St Johns Road  
Spalding  
Lincs

Description: Details of land contamination samples (Condition 8 of H16/0504/01)

Location : Off Pinchbeck 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:

Location plan received 10 September 2001.

**Head of Planning & Development**  
**20-MAY-02**

H16/1085/01

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.