

## Town and Country Planning Act 1990 Planning Permission

Reference: H16/0525/01

Received: 01-MAY-01

Type: FULL

Name: Broadgate Bldrs/Swallow Homes  
c/o Broadgate House  
Broadgate  
Weston Hills  
Spalding, Lincs PE12 6DB

Agent: Broadgate Builders (S) Ltd and  
Swallow Homes Limited  
c/o Broadgate House  
Broadgate  
Weston Hills, Spalding, Lincs

Description: Construction of distributor road

Location : Site between Wygate Park and Monks House Lane  
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 No part of the development hereby permitted shall be commenced until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority for improvements to Monks House Lane (which shall include, but not exclusively, structural repair and resurfacing to the carriageway and a new 1.8 metre wide footway on the eastern side). The work as approved shall be completed prior to the commencement of use of the permitted development.

Reason: To ensure that Monks House Lane is suitable to serve as a vehicular and pedestrian thoroughfare.

- 5 Prior to the commencement of use of the permitted development the additional horizontal deflection (build-out) traffic calming features on Wygate Park shall be completed in accordance with details which have previously been approved in writing by the Local Planning Authority.

Reason: To ensure that traffic on the through route between Bourne Road and Pinchbeck Road created by the permitted development travels at speeds appropriate to a residential area.

- 6 The roads and footways shall be laid out and constructed in accordance with a specification, programme and details to be submitted to and 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 land, which fronts onto the road or is served from the road, is occupied there shall be a direct connection to that dwelling (completed to the approved specification, less the carriageway and footway wearing courses) to an existing highway.

Reason: To ensure the provision of safe and satisfactory access to the new residential development served from the permitted development.

- 7 No dwelling served from the permitted development shall be commenced until such time as the carriageway basecourse and kerbing has been completed.

Reason: To ensure that satisfactory access is provided to each building plot, at all time that the development is in progress, in the interests of the proper development of the site.

- 8 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway

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

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.

- 9 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.

The determined plans are:

Dwg no. E1350/1/B received 29 May 2001.

The works required by Conditions 4 and 5 will be the subject of a Section 278 Agreement to be completed with the County Highways Authority.

**Director of Customer Services**

**19 DEC 2001**

H16/0525/01

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 H16/0525/01

Received: 01-MAY-01    Type: FULL

Name: Broadgate Bldrs/Swallow Homes  
c/o Broadgate House  
Broadgate  
Weston Hills  
Spalding, Lincs PE12 6DB

Agent: Broadgate Builders (S) Ltd and  
Swallow Homes Limited  
c/o Broadgate House  
Broadgate  
Weston Hills, Spalding, Lincs

Description:            Construction of distributor road

Location :              Site between Wygate Park and Monks House Lane  
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    No part of the development hereby permitted shall be commenced until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority for improvements to

Monks House Lane (which shall include, but not exclusively, structural repair and resurfacing to the carriageway and a new 1.8 metre wide footway on the eastern side). The work as approved shall be completed prior to the commencement of use of the permitted development.

Reason: To ensure that Monks House Lane is suitable to serve as a vehicular <sup>and</sup> pedestrian thoroughfare.

- 5 Prior to the commencement of use of the permitted development the additional horizontal deflection (build-out) traffic calming features on Wygate Park shall be completed in accordance with details which have previously been ~~agreed~~ *agreed in writing by the LPA.*

Reason: To ensure that traffic on the through route between Bourne Road and Pinchbeck Road created by the permitted development travels at speeds appropriate to a residential area.

- 6 The roads and footways shall be laid out and constructed in accordance with a specification, programme and details to be submitted to and 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 land, which fronts onto the road or is served from the road, is occupied there shall be a direct connection to that dwelling (completed to the approved specification, less the carriageway and footway wearing courses) to an existing highway.

Reason: To ensure the provision of safe and satisfactory access to the new residential development served from the permitted development.

- 7 No dwelling served from the permitted development shall be commenced until such time as the carriageway basecourse and kerbing has been completed.

Reason: To ensure that satisfactory access is provided to each building plot, at all time that the development is in progress, in the interests of the proper development of the site.

- 8 Before any development is commenced the written 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.

- 9 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.

The determined plans are:

Drawing No.  
E1350/1/B - 29/5/01.

The works required by Conditions 4 and 5 will be the subject of a Section 278 Agreement to be completed with the County Highways Authority.

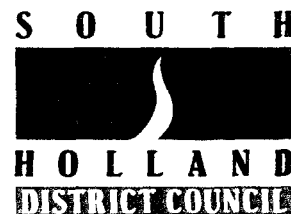
**Director of Customer Services**  
**14 DEC 2001**

H16/0525/01

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2 27/12.



2003-2004  
Supporting the Rural Economy



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Lincolnshire  
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fax: 01775 710772  
web: www.sholland.gov.uk

Town and Country Planning Act 1990

## Approval required by Condition of Permission

**COPY** Earlier App

Reference: H16/1415/04

Received: 20-OCT-04    Type: CONDITION COMPLIANCE

Name: Allison Homes Eastern Ltd  
Holland Place  
Wardentree Park  
Pinchbeck Spalding  
Lincs PE11 3ZN

Agent: Robert Doughty Consultancy Ltd  
32 High Street  
Helpringham  
Sleaford  
Lincs NG34 0RA

Description: Details of landscaping (Condition 2 of H16/0525/01)

Location : Site between Wygate Park & Monks House Lane 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. 520/16/L01.Rev.A, 520/16/L02.Rev.B and 520/16/L03, received 20 October 2004.

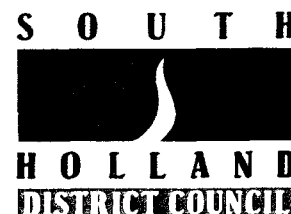
**Head of Planning & Development**  
**03-DEC-04**

H16/1415/04

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

**COPY** Earlier App

Reference: H16/0740/04

Received: 03-JUN-04    Type: CONDITION COMPLIANCE

Name: Allison Homes Eastern Ltd  
Banbury Close  
West Elloe Avenue  
Spalding  
Lincs. PE11 2BS

Agent: Robert Doughty Consultancy  
32 High Street  
Helpringham  
Sleaford  
Lincs NG34 0RA

Description: Scheme of improvements to Monks House Lane (Condition 4 of H16/0525/01)

Location : Site between Wygate Park and Monks House Lane  
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. E1350/21/A, E1350/22/A and E1350/23, received 3 June 2004.

**Head of Planning & Development**  
**03-NOV-04**

H16/0740/04

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## Town and Country Planning Act 1990

# Approval required by Condition of Permission

**COPY** Earlier App

Reference: H16/0955/04

Received: 12-JUL-04

Type: CONDITION COMPLIANCE

Name: Allison Homes  
West Elloe Avenue  
Spalding  
Lincs

Agent: Robert Doughty Consultancy  
32 High Street  
Helpringham  
Sleaford  
Lincs NG34 0RA

Description: Details of landscaping (Condition 2 of H16/0525/01)

Location : Wygate Park/Monks House Lane 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. 520/16-L01 and 520/16-L03 received 12 July 2004.

Amended dwg. no. 520/16-L02A received 9 August 2004.

The applicant is advised that further landscaping submissions may be required in respect of the southernmost section of the new road.

**Head of Planning & Development**

**08-SEP-04**

H16/0955/04

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2003-2004  
Supporting the Rural Economy

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DISTRICT COUNCIL

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Town and Country Planning Act 1990

## Approval required by Condition of Permission

**COPY** Earlier App

Reference: H16/0805/04

Received: 17-JUN-04    Type: CONDITION COMPLIANCE

Name: Allison Homes  
Banbury Close  
West Elloe Avenue  
Spalding  
Lincs PE11 2BS

Agent: Allison Homes  
Banbury Close  
West Elloe Avenue  
Spalding  
Lincs PE11 2BS

Description: Details of roads, footways and highway surface water disposal (Conditions 6 & 8 of H16/0525/01)

Location : Wygate Park/Monks House Lane 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. E1350/1 Revision B, E1359/4 Revision B, E1350/5 Revision B, E1350/2 Revision A, E1350/3 Revision A, E1350/6 Revision A, E1350/7 Revision A, E1350/9 Revision B, E1350/10, E1350/11 Revision A, E1350/12 Revision A, E1350/13 Revision A, E1350/14, E1350/8, E1350/16 Revision A and letters JR/TEG/505320/419/CEW and D/JPS/DEVT/2/iw received 17 June 2004.

**Head of Planning & Development**

**09-JUL-04**

H16/0805/04

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.

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

**Town and Country Planning Act 1990**

**Approval required by Condition of Permission**

**COPY** Earlier App

Reference: H16/1195/02

Received: 04-NOV-02    Type: CONDITION COMPLIANCE

Name: Allison Homes  
West Elloe Avenue  
Spalding  
Lincs

Agent: Archaeological Project Svcs  
The Old School  
Cameron Street  
Heckington, Lincs. NG34 9RW

Description:        Details of archaeological report (Condition 9 of H16/0525/01)

Location :        Site between Wygate Park and Monks Lane 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:  
Scheme of works for archaeological investigations received 4 April 2003.

**Head of Planning & Development**  
**13-MAY-03**

H16/1195/02

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.

**Town and Country Planning Act 1990**

**Approval required by Condition of Permission**

**COPY** Earlier App

Reference: H16/0289/03

Received: 07-MAR-03    Type: CONDITION COMPLIANCE

Name: Allison Homes  
West Elloe Avenue  
Spalding  
Lincs

Agent: Robert Doughty Consultancy  
32 High Street  
Helpringham  
Sleaford  
Lincs NG34 0RA

Description: Details of archaeological watching brief (Condition 9 of H16/0525/01)

Location : Wygate Park/Monks House Lane 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:

Scheme of Works for Archaeological Investigations received 7 March 2003.

**Head of Planning & Development**

**11-APR-03**

H16/0289/03

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.