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: H16/0531/01 Received: 11-MAY-01 Type: RESERVED MATTERS

Name: Jelson Ltd.
370 Loughborough Road
Leicester
LE4 5PR

Agent: Jelson Ltd.
370 Loughborough Road
Leicester
LE4 5PR

Description: Residential Development including roads and footpaths, sewers and foulwater pumping station and public open space

Location : Plots 115-198 Off Magellan Way and Belvedere Close Spalding Lincs

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 Before any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority, the following:

459/02 ✓ - Full details relating to the siting/construction and height of perimeter fencing, which shall be provided where the site faces existing properties fronting Holborn Road and Belvedere Close and where the site fronts the railway line.

1098/03 - Details of materials to be used for external walls and roofs.

459/02 ✓ - Details of a scheme for the illumination of private shared drives.

1253/01 - Details of a scheme for the control of odour in relation to the pumping station.

- Full details relating to the proposed landscaping scheme.
- Details of the timing of implementation of the open space and cycleway/footway link to Belvedere Close.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the amenities of existing and proposed householders.

2 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

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SOUTH HOLLAND DISTRICT COUNCIL

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(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 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 The cycleway/footway connection to Belvedere Close shall include a feature which will prevent access by motor vehicles, yet be such as to allow access for emergency vehicles when required. Details are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

V
459/02

Reason: In the interests of the safety of pedestrians and cyclists and to prevent inappropriate vehicular movements between the two residential areas.

The determined plans are:
728.20 F (Layout plan) received 30 October 2001.
Location Plan received 11 May 2001.
Dwg. Nos. G14, G31, 3S50, 3S51, 5D6, 3D48, 3D50, 3D51, 2B32, 2B34, 2B36, 4D46, 4D46.6, 4D58, 4D58A, 4D61, 4D63, 4D65 received 2 May 2001.

The applicant is reminded of the need to provide dog bins on the open space areas.

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Director of Customer Services

28 DEC 2001

H16/0531/01

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0531/01 Received: 11-MAY-01 Type: RESERVED MATTERS

Name: Jelson Ltd.
370 Loughborough Road
Leicester
LE4 5PR

Agent: Jelson Ltd.
370 Loughborough Road
Leicester
LE4 5PR

Description: Residential Development including roads and footpaths, sewers and foulwater pumping station and public open space

Location : Plots 115-198 Off Magellan Way and Belvedere Close Spalding Lincs

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

1 Before any development is commenced, the applicants shall submit to and have had approved in writing by the Local Planning Authority, the following:
- Full details relating to the siting/construction and height of perimeter fencing, which shall be provided where the site faces existing properties fronting Holborn Road and Belvedere Close and where the site fronts the railway line.
- Details of materials to be used for external walls and roofs.
- Details of a scheme for the illumination of private shared drives.
- Details of a scheme for the control of odour in relation to the pumping station.
- Full details relating to the proposed landscaping scheme.
- Details of the timing of implementation of the open space and cycleway/footway link to Belvedere Close.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the amenities of existing and proposed householders.

2 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.

3 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.

4 The cycleway/footway connection to Belvedere Close shall include a feature which will prevent access by motor vehicles, yet be such as to allow access for emergency vehicles when required. Details are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of the safety of pedestrians and cyclists and to prevent inappropriate vehicular movements between the two residential areas.

The determined plans are:
728.20 F (Layout plan) received 30 October 2001.
Location Plan received 11 May 2001.
Dwg. Nos. G14, 31, 3S50, 51, ~~D56~~ 5D6, 3D48, 50, 51, 2B32, 34, 36, 4D46, 46.6, 58, 58A, 61, 63, 65 received 2 May 2001.

The applicant is reminded of the need to provide dog bins on the open space areas.

Director of Customer Services
18 DEC 2001

H16/0531/01

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
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: H16/0459/02 Received: 18-APR-02 Type: CONDITION COMPLIANCE

Name: Jelson Ltd
370 Loughborough Road
Leicester

Agent: Jelson Ltd
370 Loughborough Road
Leicester

Description: Condition Compliance: re fencing materials, illumination, lockable bollards; (part approval of Condition 1 & approval of Condition 4 of H16/0531/01)

Location : Plots 115-198 Magellan Way
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:
Materials schedule and plan and dwg no. 728.20G received 18 April 2002.
1:200 scale layout extract of sections received 10 May 2002.
Letter dated 24 May 2002 received on 24 May 02.

This consent does not extend to discharge the requirements of Condition 1 relating to: odour control, landscaping and timing of implementation of open space and the cycleway/footway link. Further details will be required in relation to these matters.

Head of Planning & Development
11-JUN-02

H16/0459/02

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Bob Atkins
Director of Corporate Services

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Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/1253/02 Received: 18-NOV-02 Type: CONDITION COMPLIANCE

Name: Jelson
370 Loughborough Road
Leicester

Agent: Jelson
370 Loughborough Road
Leicester

Description: Details of odour control for pumping station (Part condition 1 of H16/0531/01)

Location : Plots 115-198 Magellan Way 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:
Location plan and drawing no. A0/10944/A received 18 November 2002.

Head of Planning & Development
11-APR-03

H16/1253/02

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Town and Country Planning Act 1990

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Approval required by Condition of Permission

Reference: H16/1098/03 Received: 05-SEP-03 Type: CONDITION COMPLIANCE

Name: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Agent: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Description: Details of external materials for Plots 174 - 178 (Part condition 1 of H16/0531/01)

Location : Plots 115-198, Off Magellan Way & Belvedere Close
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:
Letter received from Jelson Ltd on 5 September 2003.

For the avoidance of doubt, this consent relates to plots 174 to 178 only.

Head of Planning & Development
13-OCT-03

H16/1098/03

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Approval required by Condition of Permission

Reference: H16/0690/02 Received: 14-JUN-02 Type: CONDITION COMPLIANCE

Name: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Agent: Jelson Ltd
370 Loughborough Road
Leicester
LE4 5PR

Description: Details of landscaping, cycleway & footpath link (Part conditions 1 & 4 of H16/0531/01)

Location : Magellan Way 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:
Drawing no. 728.20M received on 4 March 2003.

Head of Planning & Development
11-APR-03

H16/0690/02

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