

COPY DECISION



Allison Homes
(Swallow Homes Ltd)
Swallow House, Banbury Close,
West Elloe Avenue
Spalding Lincs
PE11 2BS

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 FULL

Reference: H16-0700-93 **Date of Decision:** 11th January 1994
Applicant: Allison Homes
(Swallow Homes Ltd)
Swallow House, Banbury Close,
West Elloe Avenue
Spalding Lincs
PE11 2BS
Location: Land Off St Annes Way Spalding Lincs
Description: Residential development - 20 dwellings comprising of 2 & 3 bed detached, semi-detached and terraced units

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to 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 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 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.

- 5 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 to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

- 6 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 enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 7 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.

- 8 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.

- 9 Notwithstanding the provisions of the Town & Country Planning General Development Order, there shall be no extensions to the dwellings hereby permitted.

Reason: To ensure that acceptable levels of visual and residential amenities are retained.

- 10 Before any development commenced, the applicant shall submit to and agree with the Local Planning Authority, details of the following matters:
- i) the materials for the surfacing of the footpath crossing/traffic calming measure at the entrance to the site.
 - ii) materials for the surfacing of parking areas and access roads and drives.
 - iii) arrangements for the maintenance of parking areas.

The development shall subsequently be carried out in accordance with the agreed details.

Reason: To ensure a satisfactory development in the interests of the amenities of the locality.

Notes:

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 6 December, 1993.

**South Holland District Council
Planning Department**

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk