SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0740/95 Received:21-JUL-95 Type:FULL

Name: Stamford Construction Ltd
Water Street
Stamford
Lincs
PE9 2NH

Agent: D B Lawrence & Associates
Cammack House
30 Handley Street
Sleaford
Lincs NG34 7TQ

Description: Erection of 67 dwellings complete with roads and footpaths
Location : Land off Horseshoe 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 Notwithstanding the details submitted, 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 any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

5 The areas of public open space shown on the submitted plans shall be laid

out ready for use before 50% of the dwellings hereby permitted are occupied.

Reason: To ensure a satisfactory development in the interests of the locality and future householders.
The walls and fencing shown on the submitted plans shall be erected prior to the occupation of any dwellings abutting or fronting such sections of walls or fences.

Reason: In the interests of the amenities of future residents.

6 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.

7 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.

8 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.

9 No more than 20 dwellings shall be constructed until such time as Horseshoe Road has been closed to vehicular traffic, north of the site entrance in accordance with the outstanding legal agreement and in accordance with details to be approved by the Loal Planning Authority.

Reason: To ensure that the impact of the development on the Hawthorn Bank/ Horseshoe Road junction is reduced in the interests of highway safety.

10 Notwithstanding the details submitted with this application, the applicants shall submit to and have approved by the Local Planning Authority an alternative materials schedule and the development shall subsequently be

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

completed in accordance with the approved alternative schedule.

Reason: In the interests of the visual amenities of the locality.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 11 September, 1995.

The submitted landscaping plans shall make provision for extra planting within the development and shall include details of the height of proposed hedgerow planting, and the height at which the existing hedges are to be retained.

Director of Housing and Planning Services
16-OCT-95 H16/0740/95

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.

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Town and Country Planning Act etc

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to the occupation of any dwellings abutting or fronting such sections of walls or fences.

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10-OCT-95 AD check.....

Authorised to issue (inc Delegation).....