SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0768/99 Received: 30-JUL-99 Type: FULL

Name: Patterson Homes Ltd.
Ornom House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erect 6 dwellings

Location : Adj. Charnwood 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 Prior to development being commenced all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

4 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing.

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Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

5 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

6 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 by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to 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.

7 The eastern boundary of the site with the Castlefield Playing Field shall have 300 millimetre trellis erected on top of the 1.8 metre high close boarded fence before the dwellings on Plots 4 and 5 are occupied.

Reason: In the interests of security.

8 Before development commences a scheme of lighting for the access road shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and be ready for use before the first dwelling is occupied.

Reason: In the interests of amenity during nighttime hours.

9 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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HOUSING & PLANNING SERVICES DEPARTMENT

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

The determined plans are:-
Drawing No. 9832:2A received on 15 October 1999 and
Drawing No.s 9832: 3, 4, 5, 6, 7, 8, 9, 10 received on 30 July 1999.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Director of Housing and Planning Services
01 NOV 1999

H16/0768/99

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

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Description: Erect 6 dwellings

Location : Adj. Charnwood Pinchbeck Road
Spalding Lincs

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

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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Reason: To safeguard the trees during development.

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huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

5 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots.

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Reason: In the interests of amenity during nighttime hours.

9 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with

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

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

The determined plans are:-
Drawing No. 9832:2A received on 15 October 1999 and
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Director of Housing and Planning Services
30 OCT 1999

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