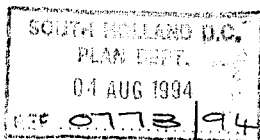


BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
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Priory Road, Spalding,
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Town and Country Planning Act 1990

Planning Permission

Reference: H16/0327/94

Received: 31-MAR-94 Type: FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Erect 16 detached bungalows and 18 detached houses

Location : Plots 1-34, Wygate Park 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 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 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.

- 4 Before any development is commenced, the applicant shall submit to and agree with the Local Planning Authority details of the planting heights of all proposed trees.

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Reason: Because no such details were submitted.

- 5 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.

- 6 The walls and fences as shown on the submitted plans shall be erected before the dwellings bordered by such walls and fences are occupied.

Reason: In the interests of amenity and privacy.

- 7 Before any development is commenced in respect of the dwellings on Plot nos. 31 to 34, the applicants should submit to and agree with the Local Planning Authority a scheme of details of screen walling or fencing for the southern boundaries of those plots, and the details as agreed shall be implemented before any of the dwellings on those plots are occupied.

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

The applicant is advised that the glazing and ventilation arrangements for the dwellings on Plots 31-34 should be such as to minimise the possibility of noise nuisance from the adjoining retail development were planning permission to be granted. This permission does not authorise nor imply future approval to the sketch layout shown on the submitted plans in respect of the land between the site and the Vernatts Drain.

sgd B SMITH
Director of Planning and Building Control Services

01-AUG-94 H16/0327/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0773/94

Received:04-AUG-94 Type:CONDITION COMPLIANCE

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills, Spalding
Lincs, PE12 6DB

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills, Spalding
Lincs, PE12 6DB

Description: Tree planting heights, fence specification to rear
boundaries to Plots 31-34 (Conditions 4 & 7 H16/0327/94)

Location : Plots 1-34, Wygate Park Spalding
Lincs

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

01-SEP-94

AD check.....*N 2/7*.....

Authorised to issue (inc Delegation)....*R 2/7*....