FILE COPY

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

Planning Permission

Reference: H16/0815/02 Received: 11-JUL-02 Type: FULL

Name: HPC (Homes) Ltd
30 Commerce Road
Brentford
Middlesex TW8 8LE

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: 40 dwellings (houses and bungalows) and related garages

Location : Land off Claylake Lane Spalding

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

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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 Notwithstanding the submitted details, before construction work on the proposed dwellings is commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority the following:
a) Full details of the proposed play area, including surfacing equipment and perimeter fencing, together with landscaping of the open space.
b) Details of a scheme of illumination of shared drives.
c) Amended landscaping details to the boundary with Childers South Drove to show a traditional Hawthorn hedge.
d) Fencing details to the rear boundary of plots 9–21 to co-ordinate with the fencing used on the adjacent scheme along the same boundary.
The development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.

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 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

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Note(s):

The determined plans are:
Dwg.Nos. 01142/01: 02/ST/01A: 97/ST/02A: 01142/02; /03; /04; /05; /06; /07; /08; /09; /10; /11; /12; /13 & /14 received 11 July 2002.
01142/176 received 8 November 2002.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Head of Planning & Development
17 FEB 2003

H16/0815/02

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 H16/0815/02 Received: 11-JUL-02 Type: FULL

Name: HPC (Homes) Ltd
30 Commerce Road
Brentford
Middlesex TW8 8LE

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: 40 dwellings (houses and bungalows) and related garages

Location : Land off Claylake Lane Spalding

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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 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 Notwithstanding the submitted details, before construction work on the proposed dwellings is commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority the following:
a) Full details of the proposed play area, including surfacing equipment and perimeter fencing, together with landscaping of the open space.
b) Details of a scheme of illumination of shared drives.
c) Amended landscaping details to the boundary with Childers South Drove to show a traditional Hawthorn hedge.
d) Fencing details to the rear boundary of plots 9–21 to co-ordinate with the fencing used on the adjacent scheme along the same boundary.
The development shall subsequently be carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupants and the locality in general.

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 No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

Note(s):

The determined plans are:

Head of Planning & Development
12 FEB 2003

H16/0815/02

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/0406/03 Received: 27-MAR-03 Type: CONDITION COMPLIANCE

Name: HPC (Homes) Ltd
30 Commerce Road
Brentford
Middlesex
TW8 8LE

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Landscaping and fencing (Part compliance with condition 4 of H16/0815/02)

Location : Land off Claylake Lane 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:
Dwg no. 01142/01A received 27 March 2003.

Head of Planning & Development
24-APR-03

H16/0406/03

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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Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Approval required by Condition of Permission

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Reference: H16/0206/04 Received: 16-FEB-04 Type: CONDITION COMPLIANCE

Name: HPC Homes
30 Commerce Road
Brentford
Middlesex

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Details of roads and footways and details relating to play area (Condition 2 and 4a of H16/0815/02)

Location : Land off Clay Lake 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:
Play area site plan, received 11 March 2004.
Dwg. no. 01142/01B, received 24 March 2004.

Head of Planning & Development
25-MAR-04

H16/0206/04

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.