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: H16/0820/01 Received: 03-JUL-01 Type: FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Spalding
Lincs
PE12 6DB

Agent: Broadgate Builders (Spalding)
Broadgate House
Spalding
Lincs
PE12 6DB

Description: Proposed dwelling with integral garage

Location : Plot 3 Albion Street
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 The developer shall afford access at all reasonable times to an archaeologist recognised by the Local Planning Authority, and shall allow them to observe the excavations and retrieve and record remains of archaeological interest which are disturbed. Fourteen days notice in writing shall be given to the Local Planning Authority prior to the commencement of the developement.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval

Council Offices
Priory Road
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and recording of any possible archaeological remains on the site.

4 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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.

The determined plans are:
Site Location Plan and dwg nos. 0017/03/SL01, 0017-WD1 & 0017-WD2 received 3 July 2001.

Director of Customer Services
03 APR 2002 H16/0820/01

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 H16/0820/01 Received: 03-JUL-01 Type: FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Spalding
Lincs
PE12 6DB

Agent: Broadgate Builders (Spalding)
Broadgate House
Spalding
Lincs
PE12 6DB

Description: Proposed dwelling with integral garage

Location : Plot 3 Albion Street
Spalding Lincs

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 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 The developer shall afford access at all reasonable times to an archaeologist recognised by the ~~district~~ planning authority, and shall allow them to observe the excavations and retrieve and record remains of archaeological interest which are disturbed. Fourteen days notice in writing shall be given to the local planning authority prior to the commencement of the developement.

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

4 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

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.

The determined plans are:
Dwg nos. 0017/03/SL01, 0017-WD1 & 0017-WD2 received on 3 Jul 01.

Director of Customer Services
28 MAR 2002

H16/0820/01

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
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: H16/0665/02 Received: 10-JUN-02 Type: CONDITION COMPLIANCE

Name: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Agent: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Details of materials and landscaping (Conditions 2 & 4 of H16/0820/01)

Location : Plot 3 Albion Street
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:

The determined plans are:
Materials schedule and dwg nos. 0017/03/SL02 and 0017-03-02 received 10 June 2001.

Head of Planning & Development
02-JUL-02

H16/0665/02

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