FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0840/94 Received:31-AUG-94 Type:FULL

Name: Swallow Homes Ltd & Broadgate Builders (Spalding) Ltd & Alfred McAlpine Projects Ltd c/o Broadgate House, Weston Hills, Spalding, Lincs

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

Description: Local distributor road for residential development

Location : 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, 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.

MRS SALLY WALTHAM BA (Hons) F.C.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

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.

6 Before any development is commenced, full details relating to proposed traffic calming measures and cycleway/footway crossing points over the proposed road shall be submitted to and approved by the Local Planning Authority. The road shall thereafter be constructed incorporating the approved details.

Reason: To ensure a satisfactory development, in compliance with the terms of the approved Development Brief.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 10 October 1995.

The applicants are advised that the landscaping of this road should follow the principles established by existing landscaping elesewhere within the larger development site.

Director of Housing and Planning Services
20-OCT-95 H16/0840/94

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.

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

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0840/94 Received:31-AUG-94 Type:FULL

Name: Swallow Homes Ltd & Broadgate Builders (Spalding) Ltd & Alfred McAlpine Projects Ltd c/o Broadgate House, Weston Hills, Spalding, Lincs

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

Description: Local distributor road for residential development

Location : Wygate Park 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 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, 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.

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 Before any development is commenced, full details relating to proposed traffic calming measures and cycleway/footway crossing points over the proposed road shall be submitted to and approved by the Local Planning Authority. The road shall thereafter be constructed incorporating the approved details.

Reason: To ensure a satisfactory development, in compliance with the terms of the approved Development Brief.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 10 October 1995.

The applicants are advised that the landscaping of this road should follow the principles established by existing landscaping elesewhere within the larger development site.

12-OCT-95 AD check..... 13/10

Authorised to issue (inc Delegation)..... 17/10