FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0869/98 Received:01-SEP-98 Type:FULL

Name: Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding, Lincs. PE11 2BS

Agent: Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding, Lincs. PE11 2BS

Description: Residential development - 17 dwellings (3 & 4 bed semi detached, 4 bed detached)
Location : Land off Wintergold Avenue West of Woolram Wygate (known as Wygate Park) Phase 7 & 8 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 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.

3 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.

4 The applicants shall submit to and have approved in writing by the Local Planning Authority details of a scheme of street lighting for the private drives and garage courts and the approved scheme shall be implemented before any of the dwellings are occupied.

Reason: To provide a satisfactory level of amenities for future occupants.

5 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

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

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.

6 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.

7 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

8 A 1.8 metre wide service margin where a footway is omitted shall be provided fronting plots 12 - 17a (inclusive).

Reason: To provide adequate space for the provision of statutory undertakers services.

This permission is granted in accordance with the application submitted as revised by the amended layout plan (Drawing No. WWS/17-P) received by the Local Planning Authority on 2nd October 1998.

Director of Housing and Planning Services
20-OCT-98 H16/0869/98

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.

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

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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19-OCT-98 Checked .....

Authorised to issue (inc Delegation).....