Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0895/02 Received: 01-AUG-02 Type: FULL

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincolnshire

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

Description: Erect four detached dwellings with garages

Location : 88 Pinchbeck Road 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 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

3 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District

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Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

4 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

5 Before development commences, a scheme of fencing for the northern boundary of the site adjoining 4-22 West Elloe Avenue, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented before the first dwelling is occupied.

Reason: In the interests of maintaining the amenities of the adjacent dwellings.

6 Works of ameliorating any contamination on the site shall be carried out in accordance with the findings of the investigations as part of the development and evidence of the work to be carried out shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: In the interest of protecting the amenities of the future occupiers of the site from contamination.

7 Brick walls shall not be constructed beneath the canopies of the preserved trees and before development commences details of the design and construction of the access roadway, between its junction with Pinchbeck Road and the dwelling on Plot 1, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the long-term future of trees which are the subject of Tree Preservation Order No.9, 1978, in the interests of visual amenity.

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8 Prior to the development being commenced all trees being retained on the site shall be fenced off in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

9 Before development commences a scheme of lighting to the access roadway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be installed and be operational before the occupation of the first dwelling.

Reason: In the interests of the amenity of the future residents of the development.

Note(s):

The determined plans are:
Dwg. nos. 21161/02/A, /03/A, /04/A & /05/A received 1 August 2002.

The recommendations of the ground investigation report shall be carried out, that is:
1) The removal of all made ground beneath the garden area to a depth of 1m and replaced with clean inert soil.
2) In the proposed landscape areas the depth of clean topsoil and sub-soil required would depend on the type of vegetation planted, generally about 500mm to 600mm for grass and small plants and at least 1000m for deep rooting shrubs and trees.

A validation certificate shall be submitted in respect of the imported top soil.

Head of Planning & Development
28 JAN 2004 H16/0895/02

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 H16/0895/02 Received: 01-AUG-02 Type: FULL

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincolnshire

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

Description: Erect four detached dwellings with garages

Location : 88 Pinchbeck Road 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 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

3 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.

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Reason: In the interests of visual amenity.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

4 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

5 Before development commences, a scheme of fencing for the northern boundary of the site adjoining 4-22 West Elloe Avenue, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented before the first dwelling is occupied.

Reason: In the interests of maintaining the amenities of the adjacent dwellings.

6 Works of ameliorating any contamination on the site shall be carried out in accordance with the findings of the investigations as part of the development and evidence of the work to be carried out shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: In the interest of protecting the amenities of the future ~~occupation~~ occupiers of the site from contamination.

7 Brick walls shall not be constructed beneath the canopies of the preserved trees and before development commences details of the design and construction of the access roadway between its junction with Pinchbeck Road and the dwelling on Plot 1, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the long-term future of trees which are the subject of a Tree Preservation

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Order, in the interests of visual amenity.

8 Prior to the development being commenced all trees being retained on the site shall be fenced off in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

9 Before development commences a scheme of lighting to the access roadway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be installed and be operational before the occupation of the first dwelling.

Reason: In the interests of the amenity of the future residents of the development.

Note(s):

The determined plans are:
Dwg. nos. 21161/02/03/04& /05 received 1 August 2002.

The recommendations of the ground investigation report shall be carried out, that is:
1) The removal of all made ground beneath the garden area to a depth of 1m and replaced with clean inert soil.
2) In the proposed landscape areas the depth of clean topsoil and sub-soil required would depend on the type of vegetation planted, generally about 500mm to 600mm for grass and small plants and at least 1000m for deep rooting shrubs and trees.

A validation certificate shall be submitted in respect of the imported top soil.

Head of Planning & Development
26 JAN 2004

H16/0895/02

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0788/04 Received: 14-JUN-04 Type: CONDITION COMPLIANCE

Name: DGM Properties
43 Double Street
Spalding
Lincs

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

Description: Details of landscaping (Condition 3 of H16/0895/02)

Location : 88 Pinchbeck Road 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:
Amended dwg. no. 21161/12/C, received 23 June 2004.

All trees should be 'standards' and be staked and tied to the appropriate British Standard.

Head of Planning & Development
20-JUL-04

H16/0788/04

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.

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

Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H16/0279/04 Received: 01-MAR-04 Type: CONDITION COMPLIANCE

Name: DGM Properties
43 Double Street
Spalding
Lincs

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

Description: Details of external materials for walls and roofs (Condition 2 of H16/0895/02)

Location : 88 Pinchbeck Road 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 details are:
Materials Schedule received 1 March 2004.

Details of the colour for the rendered sections on Plots 1 and 2 will be required to fully discharge the condition.

Head of Planning & Development
10-MAR-04

H16/0279/04

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.

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

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H16/1629/04 Received: 08-DEC-04 Type: CONDITION COMPLIANCE

Name: DGM Properties
43 Double Street
Spalding
Lincolnshire
PE11 2AA

Agent: DGM Properties
43 Double Street
Spalding
Lincolnshire
PE11 2AA

Description: Scheme of fencing to northern boundary and lighting to access roadway. (Conditions 5 & 9 of H16/0895/02)

Location : 88 Pinchbeck Road 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. 21161/12/C received 8 December 2004.

Head of Planning & Development
04-FEB-05

H16/1629/04

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.

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/1646/04 Received: 15-DEC-04 Type: CONDITION COMPLIANCE

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincolnshire
PE11 2AA

Agent: DGM Properties Ltd
43 Double Street
Spalding
Lincolnshire
PE11 2AA

Description: Details of design and construction of access road (Condition 7 of H16/0895/02)

Location : 88 Pinchbeck Road 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. 21161/12 Rev.D received 15 December 2004.

Head of Planning & Development
19-JAN-05

H16/1646/04

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.

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H16/0835/04 Received: 22-JUN-04 Type: CONDITION COMPLIANCE

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincs
PE11 2AA

Agent: DGM Properties Ltd
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Scheme for protection of trees with Tree Preservation Orders (Condition 8 of H16/0895/02)

Location : 88 Pinchbeck Road 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. reference 'TPO's' and Description of Works Proposed, received 22 June 2004.

Head of Planning & Development
20-SEP-04

H16/0835/04

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.