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

Approval required by Condition of Permission

Reference: H16/0897/02 Received: 02-AUG-02 Type: CONDITION COMPLIANCE

Name: Castle Building Limited
63 Fulmar Road
Lincoln
LN6 0LA

Agent: Morley Newborn
16A Portand Estate
Lincoln
LN5 7JX

Description: Details of materials, acoustic vents, lighting, security gates, boundary fence & Flood Risk Assessment (conditions 2,3,4,5,6 & 7 of H16/1048/01)

Location : Holbeach 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:

The determined plans are:
Letter and enclosures received 2 August 2002.

Head of Planning & Development
11 SEP 2002 H16/0897/02

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0897/02 Received: 02-AUG-02 Type: CONDITION COMPLIANCE

Name: Castle Building Limited
63 Fulmar Road
Lincoln
LN6 0LA

Agent: Morley Newborn
16A Portand Estate
Lincoln
LN5 7JX

Description: Details of materials, acoustic vents, lighting, security gates, boundary fence & Flood Risk Assessment (conditions 2,3,4,5,6 & 7 of H16/1048/01)

Location : Holbeach Road Spalding

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

The determined plans are:
Letter and enclosures received 2 August 2002.

Head of Planning & Development
05 SEP 2002

PD46/9 H16/0897/02

PD 7/9

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: H16/1048/01 Received: 10-SEP-01 Type: FULL

Name: Castle Building Limited
63 Fulmar Road
Lincoln
LN6 0LA

Agent: Morley Newborn
16A Portland Estate
Lincoln
LN5 7JX

Description: Erection of 9 dwellings.

Location : Holbeach 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 bricks 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 Before development commences details of acoustic vents for the habitable rooms for Plots 1, 2 and 3 shall be submitted to and approved in writing by the Local Planning Authority. The approved acoustic vents shall be installed before the dwellings are occupied.

Reason: In the interests of residential amenities by reducing noise disturbance by providing ventilation without opening windows.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

4 Before development commences details of a scheme of lighting of the private drive shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed before the dwellings are occupied.

Reason: In the interests of residential amenities.

5 A 1.8 metre security gate with anti-lift hinges shall be installed beside Plots 4 and 9 in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences. The gates shall be installed before the buildings are occupied.

Reason: In the interests of security.

6 A fence 2 metres high, details of which shall be submitted to and approved in writing by the Local Planning Authority, shall be erected along the eastern boundary from Point A on the submitted plan to a point in line with the front elevation of the adjacent bungalow, and 1 metre in front of the bungalow before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

7 The details outlined within the Flood Risk Assessment relating to floor levels, soakaways and surface water issues referred to in drawings 1672:01:5, received 31 August 2001 and 1672:01:15 and 1672:01:16 received 21 November 2001 for Holbeach Road, Spalding shall be incorporated into the design and construction of the development.

Reason: To prevent the increased risk of flooding and to safeguard and protect the occupants of the development from the potential risk of flooding.

The determined plans are:
1:2500 Site Location Plan, Dwg. Nos. 1672.01.5, 1672.01.6, 1672.01.7, 1672.01.8, 1672.01.9, 1672.01.10, 1672.01.11, 1672.01.12 received on 31 August 2001.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Head of Planning & Development
10 JAN 2002

H16/1048/01

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk