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: H16/0899/02 Received: 02-AUG-02 Type: FULL

Name: F E Peacock Construction Ltd
Station Road
Thorney
Peterborough
PE6 0QT

Agent: Saunders Boston Limited
33 Parkside
Cambridge
CB1 1JE

Description: Residential development - 8 dwellings (Part revision to previously approved scheme H16/0942/01)

Location : Land off Green Lane 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 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

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satisfactorily.

4 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.

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 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 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 The 'access track' shown on the application drawing shall be suitably protected so as to prevent unauthorised access by vehicles other than those of the emergency services.

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Reason: The route is to be used in future for pedestrian, cycle and emergency vehicle access between this and the adjacent residential development (which is currently being progressed towards the site boundary) but Green Lane is not suitable for use as a means of vehicle access between that development and the town centre.

9 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the dwellings hereby permitted are brought into use.

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

10 Before any other development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority plans and details relating to the removal and re-location of the colony of Basil-Thyme presently located towards the south-western corner of the site and the development shall subsequently be carried out in accordance with the approved details.

Reason: In the interest of safeguarding wildlife interests.

The determined plans are:
Dwg. Nos. 665/02; /03; /05; /09 and /13 Received 2 August 2002.
Amended Dwg. No. 665/12C received 21 October 2002.

Head of Planning & Development
12 NOV 2002 H16/0899/02

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 H16/0899/02 Received: 02-AUG-02 Type: FULL

Name: F E Peacock Construction Ltd
Station Road
Thorney
Peterborough
PE6 0QT

Agent: Saunders Boston Limited
33 Parkside
Cambridge
CB1 1JE

Description: Residential development - 8 dwellings (Part revision to previously approved scheme).

Location : Land off Green Lane 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 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 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.

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 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 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

8 The 'access track' shown on the application drawing shall be suitably protected so as to prevent unauthorised access by vehicles other than those of the emergency services.

Reason: The route is to be used in future for pedestrian, cycle and emergency vehicle access between this and the adjacent residential development (which is currently being progressed towards the site boundary) but Green Lane is not suitable for use as a means of vehicle access between that development and the town centre.

9 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the dwellings ~~building~~ hereby permitted ~~is~~ are brought into use.

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

10 Before any other development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority plans and details relating to the removal and re-location of the colony of Basil-Thyme presently located towards the south-western corner of the site and the development shall subsequently be carried out in accordance with the approved details.

Reason: In the interest of safeguarding wildlife interests.

The determined plans are:
Dwg. Nos. 665/02; /03; /05; /09 and /13 Received 2 August 2002.
Amended Dwg. No. 665/12C received 21 October 2002.

Head of Planning & Development
01 NOV 2002

H16/0899/02

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting 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: H16/0498/03 Received: 23-APR-03 Type: CONDITION COMPLIANCE

Name: F E Peacock Construction Ltd
Station Road
Thorney
Peterborough
PE6 0QE

Agent: F E Peacock Construction Ltd
Station Road
Thorney
Peterborough
PE6 0QE

Description: Details of screen walls and fencing and removal of herbs (conditions 9 & 10 of H16/0899/02)

Location : Green Lane 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. 665/201-C received 23 April 2003.

Head of Planning & Development
18-JUN-03

H16/0498/03

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Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Approval required by Condition of Permission

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Reference: H16/0075/04 Received: 21-JAN-04 Type: CONDITION COMPLIANCE

Name: Peacock Building Contractors
Station Road
Thorney
Peterborough
PE6 0QE

Agent: Peacock Building Contractors
Station Road
Thorney
Peterborough
PE6 0QE

Description: Details of landscaping (Condition 2 of H16/0942/01 and H16/0899/02)

Location : Land off Green Lane 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. 665/201C and A1 Landscaping and Design Ltd - Landscaping Specification received 21 January 2004.

Head of Planning & Development
06-FEB-04

H16/0075/04

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