SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0927/94 Received:03-OCT-94 Type:FULL

Name: S & H Freir
200 Spalding Road
Pinchbeck
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Proposed residential development

Location : Woolram Wygate 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 for the shrub planting areas shown on the submitted plan numbered 2568-4, including details of positions, heights on planting and species of the shrubs shall be submitted to and approved 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 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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

5 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.

6 Before any development is commenced the 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.

7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 30 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

8 Prior to any building works commencing on site any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with the specification programme and details to be approved by the Local Planning Authority.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience this form of construction will not provide the satisfactory interim stage to permit trafficking by construction vehicles.

9 No materials shall be deposited, stored or processed in any way on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged particularly from an appearance point of view.

The applicants are advised to incorporate acoustic vents into the southern elevations of Plots 4, 5, 6 and 7 to overcome noise disturbance

SOUTH HOLLAND DISTRICT COUNCIL

from the adjacent electricity sub-station and railway.

This permission is granted in accordance with the application submitted as revised by the amended plans (drawing no. 2568-4 and 2568-7) received by the Local Planning Authority on 10 November 1994.

Director of Planning and Building Control Services
24-NOV-94 H16/0927/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

698. PLANNING APPLICATIONS (continued)

(b) Applications Deferred (continued)

Plan No. and Applicant	Proposal

(Pending a site inspection to assess the suitability of the site for the development.)

(The Deputy Director of Planning and Building Control Services reported a late letter of support, and further correspondence from the applicant's agent.)

H09/0973/94 Mr & Mrs D H Barker	Bungalow with integral garage on plot adjacent "Ballymore", Fleet Street, Holbeach.

(Pending a site inspection to assess the suitability of the site for the development.)

(Councillors N I Capes and N H Pepper declared indirect interests in the above application, and left the Council Chamber during consideration thereof.)

(c) Applications Director of Planning and Building Control Services Authorised to Approve

The Director of Planning and Building Control Services be authorised to grant planning permission in respect of the following proposals in accordance with his recommendations, as amended where indicated:-

Plan No. and Applicant	Proposal
H14/0802/94 M W Mays-Saxby Esq	Barn conversion to dwelling at The Farm Buildings, Northgate, West Pinchbeck.
H16/0927/94 S & H Freir	Residential development at Woolram Wygate, Spalding.

(It was agreed that a note be included to the applicant advising that acoustic vents be used within the windows of plots 4, 5, 6 and 7 facing the sub-station.)

(d) Reserved Matters

Reserved matters approval be granted for the undermentioned development in accordance with the recommendation of the Director of Planning and Building Control Services as amended where indicated:-

Plan No. and Applicant	Proposal
H13/0868/94 D G M Properties Ltd	House and garage, Plot 8, The Sidings, Off Station Road, Moulton.

(Subject to the deletion of Condition 2.)

(The Deputy Director of Planning and Building Control Services reported receipt of a further letter of objection from a neighbouring occupier.)

BRIAN SMITH Dip
Director of Planning &
Planning & Building Co.
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 7611
Fax: (0775) 710772

Decision Notice Please
acceptance
+ also Amendment notice.

H
D
CIL

H16/0927/94
FULL

When in envelope back to Nora for letter re Parks comments on amended forms + Plans.

Applicant: S & H
Tel:

Description: Proposed residential development

Location: Woolram Wygate
Spalding
Lincs

5/Jan/95

Valid date:	03-OCT-94	Terminal date:	~~28-NOV~~-94
Target dates:		Target Committee:	16-NOV-94
To case officer	10-OCT-94	Report deadline:	02-NOV-94
Inspected by	17-OCT-94	Agreed TD Ext:	
Extra contacts	24-OCT-94	Case Officer:	
Report if not clear by	07-NOV-94	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 9 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Owner/Occupier 1 St Annes Way	14-OCT-94	04-NOV-94	
Owner/Occupier 3 St Annes Way	14-OCT-94	04-NOV-94	
Owner/Occupier 5 St Annes Way	14-OCT-94	04-NOV-94	
Owner/Occupier 7 St Annes Way	14-OCT-94	04-NOV-94	
Owner/Occupier 9 St Annes Way	14-OCT-94	04-NOV-94	
Owner/Occupier 164 Woolram Wygate	14-OCT-94	04-NOV-94	
Owner/Occupier 166 Woolram Wygate	14-OCT-94	04-NOV-94	
Owner/Occupier 174 Woolram Wygate	14-OCT-94	04-NOV-94	
Owner/Occupier 177 Woolram Wygate	14-OCT-94	04-NOV-94	
Owner/Occupier 179 Woolram Wygate	14-OCT-94	04-NOV-94	objection
Site/Press Advert MIN	10-OCT-94	31-OCT-94	
Department of Transp 0602 476121	07-OCT-94	21-OCT-94	
British Rail Propert 071-837 5800	07-OCT-94	21-OCT-94	
Dir of Environmental	07-OCT-94	21-OCT-94	comments
HM Inspector of Poll	07-OCT-94	21-OCT-94	
Cllr C F Fisher 0775 725983	07-OCT-94	14-OCT-94	
Cllr Mrs A M Newton 0775 762210	07-OCT-94	14-OCT-94	

L & C - Objs Attached for CS 19/12/94

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SOUTH HOLLAND DISTRICT COUNCIL

H16/0927/94

FULL

Applicant: S & H Freir
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed residential development

Location: Woolram Wygate
Spalding
Lincs

Valid date: 03-OCT-94
Target dates:
To case officer 10-OCT-94
Inspected by 17-OCT-94
Extra contacts 24-OCT-94
Report if not clear by 07-NOV-94

Terminal date: 28-NOV-94
Target Committee: 16-NOV-94
Report deadline: 02-NOV-94
Agreed TD Ext:
Case Officer:
P J UDY

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Cllr Mrs A M Newton	0775 762210	07-OCT-94	14-OCT-94
Cllr R C West	0775 760231 (Of	07-OCT-94	14-OCT-94

SITE RECORD

Grid ref: 524520 323700
OS Sheet: 183 Parcel:

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PE11 2AA

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Spalding
Lincs

Type: FULL

Date received: 03-OCT-94

Extended Terminal Date: 05-JAN-95

PLANNING APPLICATION - SUMMARY RECORD (PART I REGISTER)

Town and Country Planning Act etc

DRAFT PERMISSION

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This permission is granted in accordance with the application submitted as revised by the amended plans (drawing no. 2568-4 and 2568-7) received by the Local Planning Authority on 10 November 1994.

Your attention is drawn to the attached guidance from Railtrack regarding development near railway lines.

22-NOV-94

AD check....22/11...

Authorised to issue (inc Delegation)....23/11....