SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/0936/95 Received:12-OCT-95 Type:RESERVED MATTERS

Name: Wilcon Homes (Northern) Ltd
Midland Way
Barlborough Links
Barlborough
Derbyshire

Agent: Trevor Holloway Architecture
15 Aytoun Street
Manchester
M1 3DT

Description: Residential development

Location : Former Railway Yard, Park Road Spalding
Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before any development is commenced, the applicants shall submit for the approval of the Local Planning Authority the following:

X 1) Revisions to the submitted landscaping scheme, in respect of the central area of open space, the courtyard amenity area and the main access points from Park Road.
✓ 2) A revised schedule of the materials.
✓ 3) Revision to the siting of the dwellings on Plot nos. 77-82 inclusive.
✓ 4) Revisions to the dwelling on Plot 105.
X 5) Details of the boundary treatment where the site abuts the retained section of the Listed footbridge.
6) Plans showing the detailed elevational treatment of all dwellings.

To be submitted

The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory development.

✓ 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, there shall be no extensions to any of the terraced dwellings.

Reason: To ensure the design concept is retained, in the interests of the amenities of the locality.

✓ 3 Before the dwellings on Plot nos. 90-98 inclusive are occupied, the footbridge crossing the railway shall be reduced in length in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To safeguard the amenities of these dwellings.

✓ 4 Before any development is commenced, the applicants shall submit for the approval of the Local Planning Authority a scheme of lighting for the parking courts and the footpath/cycleway across the amenity area and the approved scheme shall be implemented to the reasonable satisfaction of the

MRS 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

DRAFT PERMISSION

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that permission has been granted (or equiv)
on the following condition(s):

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2) A revised schedule of the materials.
3) Revision to the siting of the dwellings on Plot nos. 77-82 inclusive.
4) Revisions to the dwelling on Plot 105.
5) Details of the boundary treatment where the site abuts the retained section of the Listed footbridge.
6) Plans showing the detailed elevational treatment of all dwellings.
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Reason: To safeguard the amenities of these dwellings.

4 Before any development is commenced, the applicants shall submit for the approval of the Local Planning Authority a scheme of lighting for the parking courts and the footpath/cycleway across the amenity area and the

approved scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority as the development of the site proceeds.

Reason: In the interests of the amenities of future residents.

5 Before any development is commenced, the applicants shall submit for the approval of the Local Planning Authority details of the final route of the footpath/cycleway across the amenity area, together with details of the construction and surfacing of the footway/cycleway, and the footway/cycleway shall be constructed in accordance with the approved details to the reasonable satisfaction of the Local Planning Authority, as the development of the site proceeds.

Reason: In the interests of the amenities of future residents.

6 Before any development is commenced, the applicants shall submit for the approval of the Local Planning Authority details of the surface treatment for parking courts, accesses and driveways, and the colour of the blocks to be used for surfacing the housing closes and mews courts, and the development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory development.

7 The shared surface width around the 'amenity area' shall be a minimum of 6 metres.

Reason: In the interests of road safety.

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 a specification, programme and details to be approved by the LPA.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a 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 that Stepping Stone Bridge is a public right of way, and they should make arrangements to ensure that this right of way is either maintained during alterations to the bridge, or that appropriate arrangements have been made to secure temporary closure or diversion.

X SN1 (Amended plans) rec'd on 30.Nov 95 & 6 Nov 95. in relation to the layout.

19-DEC-95

AD check..SEMY 21/12 (unable to chec conditions on

Authorised to issue (inc Delegation)..DR..... 21/12