MRS. SALLY WALTHAM BA (Hons) FCIH. Director of Housing & Planning Services

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Ref: 0975/96

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0193/96 Received:29-FEB-96 Type:FULL

Name: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Homes Ltd
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Residential development

Location : Plots 1-46, Holland Park Off Bourne 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.

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 walls and fences as shown on the submitted plans shall be erected prior to the occupation of any dwellings on plots abutting such walls or fences.

Reason: To ensure a satisfactory development in the interests of safeguarding the amenities of future householders.

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Before any development is commenced, the applicants shall submit to and
5 have had approved in writing by the Local Planning Authority details of a scheme to prevent the public from gaining access to the pill box situated on the central area of open space and the approved details shall be implemented prior to the occupation of any dwellings.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupants.

The approved areas of public open space and the toddlers play area shall
6 be laid out ready for use before 50% of the dwellings hereby permitted are occupied.

Reason: To ensure a satisfactory development in the interests of the future occupants of proposed dwellings.

The existing hedge along the northern boundary of the site shall be
7 retained as part of the approved landscaping scheme, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) no walls or fences shall be erected between the northernmost point of any dwelling facing onto the A151 Bourne Road other than those provided for by this permission.

Reason: To ensure a satisfactory development in the interests of maintaining the character of this part of the A151 Bourne Road.

The roads and footways shall be laid out and made up in accordance with
8 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.

No dwelling to which this permission relates shall be commenced unless or
9 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.

Before any development is commenced the approval of the Local Planning
10 Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the

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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.

11 No dwellings shall be commenced until the distributor road, including its junction to Bourne Road is completed to basecourse as far as the access to this phase and no more than 50% of the dwelling shall be occupied until this section of road is completed to the satisfaction of the Local Planning Authority.

Reason: To provide adequate and proper access via the existing highway network in the interests of highway safety.

12 No more than 30 dwellings shall be constructed until the distributor road is constructed from Bourne Road to point X-X on the attached Plan 'A'.

Reason: To ensure the proper development of this area.

13 Traffic calming measures shall be provided as part of the development, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to include necessary signing.

Reason: In the interests of road safety.

14 The footway shall be set back to the visibility splay fronting plot 18 as shown on the attached Plan 'B'.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Bourne Road.

15 Before any of the dwellings are occupied the cycleway shall be provided in accordance with the approved details, and safety barriers shall be installed in accordance with details to be approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and safety.

16 The toddlers play area and boundaries of the open spaces, where they abut residential curtilages or access roads/parking areas, shall be delineated by fences in accordance with details to be approved in writing by the Local Planning Authority. Such fences shall be erected before any dwellings which abut are occupied, and before the use of the play area and public open spaces is commenced. The approved fencing shall thereafter be retained.

Reason: To ensure a satisfactory development.

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17 Notwithstanding the submitted details, prior to the commencement of any construction work to the dwellings the applicants shall submit to and have had approved in writing by the Local Planning Authority, revised details of the understorey planting to the roadside landscaping belt; full details of the landscaping along the western boundary of the site; full details of the hedgerow planting adjoining the public open space areas; a landscaping/screening scheme for the proposed sub-station and details of additional hedgerow planting to the boundaries of the site with the area of land fronting Bourne Road, not contained within the overall site boundary.

Reason: To ensure a satisfactory development in the interests of the visual amenities of the locality.

This permission is granted in accordance with the application submitted as revised by the amended layout and landscaping plans received by the Local Planning Authority on 16 July 1996.

sgd S A WALTHAM
Director of Housing and Planning Services

31-JUL-96 H16/0193/96