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

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0988/00 Received: 18-DEC-00 Type: FULL

Name: Belvoir Builders/Balfe Assoc.
8 Commercial Road
Grantham
Lincs

Agent: Tony Sharpe
Building Design Consultant
The Old Barn, Church Walk,
Brant Broughton,
Lincoln.

Description: Erect 6 bungalows

Location : Parkside Crescent Off Park Road
Spalding Lincolnshire

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 satisfactorily.

4 All habitable rooms facing the railway shall be fitted with thermal doubled glazed units with compression seals and acoustic trickle vents, in accordance with details to be submitted to and

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approved in writing by the Local Planning Authority.

Reason: To safeguard against railway noise.

5 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 building hereby permitted is brought into use.

Reason: In the interests of privacy and amenity for existing and future residents.

6 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.

7 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.

8 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.

9 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with

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details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

10 The access drives, footways and car parking areas shall be surfaced and illuminated prior to the occupation of any of the dwellings in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory level of amenities for future occupants.

11 The section of wall linking the garage and dwelling on plot no. 3 shall be replaced with a timber fence.

Reason: To ensure the future maintenance of the surface water drain crossing the site is not prejudiced.

The determined plans are:-
Dwg nos. 819/1, /2, /3 and /4 received 10 August 2000.
Acoustic vent details and dwg nos. 819/5A, /6 and /7 received 18 December 2000.

Director of Housing and Planning Services
27 APR 2001

H16/0988/00

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0988/00 Received: 18-DEC-00 Type: FULL

Name: Belvoir Builders/Balfe Assoc.
8 Commercial Road
Grantham
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Agent: Tony Sharpe
Building Design Consultant
The Old Barn, Church Walk,
Brant Broughton,
Lincoln.

Description: Erect 6 bungalows

Location : Parkside Crescent Off Park Road
Spalding Lincolnshire

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 All habitable rooms facing the railway shall be fitted with thermal doubled glazed units with compression seals and acoustic trickle vents, in accordance with details to be submitted to and

approved in writing by the Local Planning Authority.

Reason: To safeguard against railway noise.

5 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 building hereby permitted is brought into use.

Reason: In the interests of privacy and amenity for existing and future residents.

6 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.

7 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.

8 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.

9 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with

details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate provision for vehicles and pedestrians travelling along the existing public highway in the interests of highway safety and convenience.

10 The access drives, footways and car parking areas shall be surfaced and illuminated prior to the occupation of any of the dwellings in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory level of amenities for future occupants.

11 The section of wall linking the garage and dwelling on plot no. 3 shall be replaced with a timber fence.

Reason: To ensure the future maintenance of the surface water drain crossing the site is not prejudiced.

The determined plans are:-
Dwg nos. 819/1, 2, 3 and 4 received 10 Aug 2000, acoustic vent details and dwg nos. 819/5A, 6 and 7 received 18 Dec 2000.

Director of Housing and Planning Services
24 APR 2001

H16/0988/00