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: H16/1039/01 Received: 29-AUG-01 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: Proposed residential development (22 dwellings)

Location : Plots 59-80, Phase 3 Part 4, Off Broadway
Holland Park 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 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.

3 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

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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.

4 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.

5 The dwellings to be built as plot Nos. 73 to 75 inclusive shall be redesigned and built to have hipped roofs in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To improve the outlook of the development from Aalsmeer Ring and Heren Place.

6 Before development is commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority the following:
- Details of a scheme of illumination of the footpaths and communal public areas.
- Details of lockable gates to secure the rear of dwellings.
- Details of 1.2 metre high (maximum) metal bow topped railings to separate dwellings where they front footpaths.
The development shall be completed in accordance with the approved details.

Reason: In the interests of security and amenity.

7 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.

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The determined plans are:
Dwg. No. 00/14/SL03, Standard Dwelling Types: Daisygate, Daisygate (2 Bed), Bluebellgate and Primrosegate received 29 August 2001.
Dwg. No. 00/14/SL 01 Rev A received 31 January 2002

Head of Planning & Development
19 APR 2002

H16/1039/01

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 H16/1039/01 Received: 29-AUG-01 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: Proposed residential development (22 dwellings)

Location : Plots 59-80, Phase 3 Part 4, Off Broadway
Holland Park 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 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.

3 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.

4 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.

5 The dwellings to be built as plot Nos. 73 to 75 inclusive shall be redesigned and built to have hipped roofs in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To improve the outlook of the development from Aalsmeer Ring and Heren Place.

6 Before development is commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority the following:
- Details of a scheme of illumination of the footpaths and communal public areas.
- Details of lockable gates to secure the rear of dwellings.
- Details of 1.2 metre high (maximum) metal bow topped railings to separate dwellings where they front footpaths.
The development shall be completed in accordance with the approved details.

Reason: In the interests of security and amenity.

7 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.

The determined plans are:
Dwg. No. 00/14/SL03 ~~received 22 August 2001~~.
Standard Dwelling Types: Daisygate, Daisygate (2 Bed), Bluebellgate and Primrosegate received 29 August 2001.
Dwg. No. 00/14/SL 01 Rev A received 31 January 2002

~~Steve Williams~~
Head of Planning & Development
17 APR 2002

H16/1039/01

SOUTH HOLLAND DISTRICT COUNCIL

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Terry Huggins
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: H16/0505/02 Received: 29-APR-02 Type: CONDITION COMPLIANCE

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

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

Description: Details of amended plans Plots 72 - 75, lighting and materials (Conditions 5, 6 & 7 of H16/1039/01)

Location : Plots 59 - 80 off Broadway Holland Park
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:

The determined plans are:
Dwg. Nos. 00/14/SL 01 Rev A, 00/14/72,73-01, 00/14/74,75-01 received 29 April 2002.

Head of Planning & Development
24-MAY-02

H16/0505/02

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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