SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

## Planning Permission

Reference: H16/1062/97 Received:09-OCT-97 Type:FULL

Name: Geest Properties Ltd
West Marsh Road
Spalding
Lincs

Agent: Clive Wicks Associates
Old School House
36 Boston Road
Sleaford
Lincs NG34 7EZ

Description: Residential development (14 dwellings)

Location : Land at White House Chambers Albion Street
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 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.

3 Development shall not be commenced until the applicants have submitted to and have had approved in writing by the Local Planning Authority a scheme of ventilation and acoustic works at the Castle Sports Complex.

Reason: To ensure satisfactory levels of residential amenity for occupants of the proposed dwellings.

4 No dwellings shall be commenced to be built until the scheme approved under Condition 3 has been fully implemented.

Reason: To ensure satisfactory levels of residential amenity for occupants of the proposed dwellings.

5 A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned gardens, shall be submitted to and

approved in writing by the Local Planning Authority before any dwelling is occupied. The Landscape Management Plan shall be carried out as approved.

Reason: To ensure a satisfactory development

6 The walls, fences and railings shown on the approved plans shall be constructed prior to the occupation of any dwelling bounded by such walls or fences and the railings separating the open space from the remainder of the development shall be provided prior to the occupation of any of the dwellings on site.

Reason: To ensure a satisfactory development.

7 All external doors and joinery shall be painted timber and shall be retained as such.

Reason: To safeguarc the amenities of the locality and ensure a satisfactory development.

8 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved in writing 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 course) 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.

9 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.

10 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.

11 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be

**MRS SALLY WALTHAM** BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

constructed for at least 20 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.

12 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.

13 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 15 December 1997.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Housing and Planning Services
22-APR-98 H16/1062/97

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.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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Reason: In the interests of the safety and convenience of traffic using the adjacent road.

Do we need to specify drawing nos.? No.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 15 December 1997.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

16-APR-98 Checked ✓ 22/4 ✓ 22/4

Authorised to issue (inc Delegation) DD 22/4

Admin

Decision notice to go to Jacqui Berridge

Letter to go ~~to~~ with decision notice.

NEW DRAFT PLEASE.

Town and Country Planning Act etc

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Authorised to issue (inc Delegation).....

8. C2 ... to be approved.
9. C2a
10. C3
11. C4 ... 20m.
12. C5

Admin

Decision notice to go to Jacqui Berridge

Letter to go with decision notice