

Town and Country Planning Act 1990 Planning Permission

Reference: H16/1079/02

Received: 14-OCT-02

Type: FULL

Name: J P Builders
183 Woolram Wygate
Spalding
Lincs
PE11 3PA

Agent: Remway Design
3 Rembrandt Way
Spalding
Lincs
PE11 3HX

Description: Erection of 3 bungalows

Location : 183 Woolram Wygate 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 All habitable room windows overlooking the railway shall be fitted with acoustic vents in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To safeguard the amenities of future occupants.

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

- 4 Notwithstanding the submitted details the western boundary of the site shall have a 2 metre high close-boarded fence constructed upon it before the dwellings are commenced.

Reason: In the interests of residential amenity.

- 5 Before any dwellings are occupied the private driveway shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: In the interests of security.

Note(s):

The determined plans are:

1:1250 site location plan and dwg. nos. JP/01, /02, /03 & /04 received 2 October 2002.

The applicant is advised that, although the site lies within an area defended by Internal Drainage Board systems, it is shown to be in a High Risk Flood Zone (as identified on the Environment Agency's Indicative Flood Plain Maps). Any developer is advised to complete an appropriate flood risk assessment prior to commencing work.



Head of Planning & Development

31 MAR 2003

H16/1079/02

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/1079/02

Received: 14-OCT-02 Type: FULL

Name: J P Builders
183 Woolram Wygate
Spalding
Lincs
PE11 3PA

Agent: Remway Design
3 Rembrandt Way
Spalding
Lincs
PE11 3HX

Description: Erection of 3 bungalows

Location : 183 Woolram Wygate 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 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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- 3 ~~Bedroom~~ room windows overlooking the railway shall be fitted with acoustic vents in accordance with details to be submitted to and approved in writing by the Local Planning Authority. *before development commences*

Reason: To safeguard the amenities of future occupants.

- ~~4 Before any dwellings are occupied the eastern boundary of the site shall be screened with an acoustic fence in accordance with details to be submitted to and approved in writing by the Local Planning Authority.~~

~~Reason: To safeguard the amenities of future occupants.~~

5/ Notwithstanding the submitted details the western boundary of the site shall have a 2 metre high close-boarded fence constructed upon it before the dwellings are commenced.

Reason: In the interests of residential amenity.

6/ Before any dwellings are occupied the private driveway shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority, *before development commences.*

Reason: In the interests of security.

7/ Before development commences a Flood Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority, following consultation with the Environment Agency. The development shall be carried out in accordance with the approved Flood Risk Assessment.

Reason: In the interests of flood protection.

Note(s):

The determined plans are:

1:1250 site location plan and dwg. nos. JP/01, /02, /03 & /04 received 2 October 2002.

Head of Planning & Development
18 MAR 2003

H16/1079/02

The applicant is advised that, although the site lies within an area defended by Internal Drainage Board systems, it is shown to be in a high-risk flood zone (as identified on the Environment Agency's indicative floodplain maps). Any developer is advised to complete an appropriate flood risk assessment prior to commencing work.

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting 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: H16/0424/03

Received: 01-APR-03 Type: CONDITION COMPLIANCE

Name: J P Builders
183 Woolram Wygate
Spalding
Lincs. PE11 3PA

Agent: J P Builders
183 Woolram Wygate
Spalding
Lincs. PE11 3PA

Description: Details of materials (Condition 2 of H16/1079/02)

Location : 183 Woolram Wygate 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:

Head of Planning & Development
24-APR-03

H16/0424/03

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.