11th November 1995.

REf: MEC/131.

The Director of Planning Servies.
South Holland District Council
Priory Road
Spalding.

13 NOV 1995
Ref: 1090/95

Dear Madam,

Proposed terrace of 3 no. dwellings with parking adjacent to no.12 Commercial Road,Spalding for Coleman Builders.

I enclose an application for Full Planning Permissic together with a cheque for £480.00 fees.

The site in question has two large advertisement hoardings facing onto Commercial Road,facing the River Welland. The remainder of the site behind the hoardings is waste land, and has been for many years. Prior to this it was the site of numerous small cottages -at least six we beleive. At the tip of the above land is a small area of Council-owned land - partially landscaped.

Should the application be successful, the hoardings will, of course be removed. My client feels that in the light of the recent enhancement of the Riverside, this site, when developed would contribute much to the pleasant surroundings and abolish what has been an eyesore for many years.

With the re-alignment of the road and footpath onto Commercial Road, the cottages will enjoy a wider footpath than normal, setting them back-well away from the zebra crossing leading to the foot-bridge over the river.

The scheme allows for off-road parking for each dwelling, in line with other development along Willow Row.

We look forward to your favourable reaction to this small development which we feel sure will add to the improvements already made to this area of Spalding.

Yours faithfully,

M.E.Cresswell.

cc Coleman Builders.

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1090/95 Received:29-NOV-95 Type:FULL

Name: Coleman Builders
101 West Elloe Avenue
Spalding
Lincs
PE11 2BJ

Agent: Mary E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Three terraced dwellings with parking

Location : Adj. to 12 Commercial Road 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 There shall be no means of vehicular access to the permitted building from Commercial Road.

Reason: In the interests of road safety.

3 A minimum of one parking space per dwelling shall be provided and retained for each property as shown on the submitted plans.

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

4 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 by the Local Planning Authority.

Reason: In the interests of visual amenity.

5 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

MRS 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 (Tel: 01775 761161)

Town and Country Planning Act etc

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Location : Adj. to 12 Commercial Road Spalding
Lincs

South Holland District Council hereby give notice
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on the following condition(s):

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Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

09-APR-96 AD check.....

Authorised to issue (inc Delegation)..... 16/4

Sal

No mention of amended plans received on 12 Jan 96 ? done 17/4

17/4

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1090/95 Received:29-NOV-95 Type:FULL

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Lincs
PE11 2BJ

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Reason: In the interests of visual amenity and to ensure that the

SOUTH HOLLAND DISTRICT COUNCIL

approved scheme is implemented satisfactorily.

This permission is granted in accordance with the application submitted as revised by the plans (drawing nos. 8/131/3AB and 8/131/4A) received by the Local Planning Authority on 12 January 1996.

~~Director~~ of Housing and Planning Services
14-MAR-96 H16/1090/95

Date

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.

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

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19-FEB-96 AD check.....

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