

Broadgate Homes Ltd  
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Lincs  
PE12 6DB

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## TOWN AND COUNTRY PLANNING ACT 1990 RESERVED MATTERS

|                     |                                                                                         |                          |                |
|---------------------|-----------------------------------------------------------------------------------------|--------------------------|----------------|
| <b>Reference:</b>   | H16-1329-04                                                                             | <b>Date of Decision:</b> | 18th July 2006 |
| <b>Applicant:</b>   | Broadgate Homes Ltd<br>Broadgate House<br>Weston Hills<br>Spalding<br>Lincs<br>PE12 6DB |                          |                |
| <b>Location:</b>    | Former West End Cold Stores Pennygate Spalding                                          |                          |                |
| <b>Description:</b> | Proposed residential development - 66 dwellings (Outline permission H16/0181/03)        |                          |                |

**South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:**

- 1 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.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the

proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

- 2 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. This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

- 3 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. This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy 41 of the proposed Lincolnshire Structure Plan which, amongst other things, seeks to promote highway safety.

- 4 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
  - i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
  - ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
  - iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and SG17 of the South Holland District Re-Deposit Local Plan.

- 5 Details of the means of storage and disposal of refuse shall be submitted to and be approved by the Local Planning Authority and the occupation of any dwelling shall not

commence in advance of that approval. The approved scheme shall be fully implemented before the dwellings are occupied and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality and Policy SG17 of the South Holland District Re-Deposit Local Plan.

#### Notes:

##### Reason For Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 1 'Delivering Sustainable Development'; Planning Policy Guidance Note 3 'Housing'; Policies H1, H3 & H5 of the Lincolnshire Structure Plan Deposit Draft; Policies E1 & H1 of the Adopted South Holland District Local Plan; Policies HS8 & HS10 of the South Holland Re-Deposit Local Plan, 2005.

The issues relating to residential amenity and access are material considerations but not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

#### Note(s):

The determined plans are:

Dwg nos. 0401/9-11-01, 0401/28-32-01, 0401/43 to 46-01, 0401/52-01, 0401/53-01, 0401/61 to 66-01, 0401/38 to 40 & 55 to 60/01, 0401/36, 37-01, 0401/42-01, 0401/33 to 35-01, 0401/51-01, 0401/41, 54-01, 0401/1-8, 47-50/01, 0401/12 to 19-01, 0401/12 to 19-02, 0401/20 to 27-01, 0401/20 to 27-02 all received on 5 October 2004.

dwg no 0401/D2/01 received on 16 December 2004.

dwg nos 05-17-14-B, 05-17-01-G, 05-17-11-A, 05-17-13-A, 05-17-17-A, 05-17-20, 05-17-12-A, 05-17-16-A, 04-17-19-A, 05-17-02-F, 05-17-04-B, AS1229/1, 0401/D2/01, Materials Schedule & Landscape Management Plan all received on 5 September 2005.

dwg no. 05-17-11-E received on 2 June 2006.

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

**South Holland District Council**  
**Planning Department**

#### **BUILDING REGULATIONS:**

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact

the Building Control section for further information on 01775 764557 or [bcadmin@sholland.gov.uk](mailto:bcadmin@sholland.gov.uk)