

FILE COPY



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16/1457/01

Received: 21-DEC-01

Type: RESERVED MATTERS

Name: Castle Building Ltd
63 Fulmar Road
Lincoln LN6 0LA

Agent: Morley Newborn
16A Portland Estate
Lincoln
LN5 7JX

Description: Erection of 37 dwelling houses (Outline H16/1461/00)

Location : Land off Edward Road Spalding

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 Before any development is commenced the written approval of the Local Planning Authority is required to:
 - (i) a specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 2 The roads and footways shall be laid out and made up in accordance with the specification,

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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 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.

- 5 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 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.

- 6 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.

- 7 Adequate provision shall be made during the construction of the roads and footways, for the ducting of all services from the footway on the north side of the road to the dwellings on the south side of the road.

Reason: The footway, under which services are usually installed, has been omitted from the south side of the road in the design of this development in the interests of aesthetics and the optimisation of development land.

- 8 The applicant shall submit to and have had approved in writing by the Local Planning Authority a scheme of screening for the southern boundary of the site and the approved scheme shall be implemented prior to occupation of any of the dwellings hereby approved.

Reason: To safeguard the privacy of adjoining householders.

- 9 The footpath/cycleway link to the northern boundary shall be constructed concurrently with the highway works and shall be provided with bollards (or other similar features) such as to prevent the passage of motor vehicles.

Reason: To ensure a satisfactory development.

- 10 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 nos. CAS1, 2, 3 and 4, 1667:01:10 and 1667:01:17 received 21 December 2001.

Dwg nos. 1667:01:11B and 1667:01:19 received 11 March 2002.

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

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

Head of Planning & Development

10 JUN 2002

H16/1457/01

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.

Town and Country Planning Act etc
DRAFT PERMISSION

Reference H16/1457/01

Received: 21-DEC-01 Type: RESERVED MATTERS

Name: Castle Building Ltd
63 Fulmar Road
Lincoln LN6 0LA

Agent: Morley Newborn
16A Portland Estate
Lincoln
LN5 7JX

Description: Erection of 37 dwelling houses (Outline H16/1461/00)

Location : Land off Edward Road Spalding

**South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):**

- 1 Before any development is commenced the written approval of the Local Planning Authority is required to:
 - (i) a specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

- 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 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.

- 5 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 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.

- 6 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.

- 7 Adequate provision shall be made during the construction of the roads and footways, for the ducting of all services from the footway on the north side of the road to the dwellings on the south side of the road.

Reason: The footway, under which services are usually installed, has been omitted from the south side of the road in the design of this development in the interests of aesthetics and the optimisation of development land.

- 8 The applicant shall submit to and have had approved in writing by the Local Planning Authority a scheme of screening for the southern boundary of the site and the approved scheme shall be implemented prior to occupation of any of the dwellings hereby approved.

Reason: To safeguard the privacy of adjoining householders.

- 9 The footpath/cycleway link to the northern boundary shall be constructed concurrently with the highway works and shall be provided with bollards (or other similar features) such as to prevent the passage of ~~any~~ motor vehicles.

Reason: To ensure a satisfactory development.

10. ✓ 5012 - materials (Details)

The determined plans are:

Dwg nos. CAS1, 2, 3 and 4, 1667:01:10 and 1667:01:17 received 21 December 2001.

Dwg nos. 1667:01:11B and 1667:01:19 received 11 March 2002.

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

Head of Planning & Development
07 JUN 2002

10/6/02
Dr 10/6
H16/1457/01

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H16/1387/02

Received: 19-DEC-02 Type: CONDITION COMPLIANCE

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: Details of external materials (Condition 10 of H16/1457/01)

Location : Land off Edward Road 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:

Letter received on 19 Dec 02.

Head of Planning & Development
12-FEB-03

H16/1387/02

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.



2003-2004
Supporting the Rural Economy



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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H16/1022/03

Received: 19-AUG-03 Type: CONDITION COMPLIANCE

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

Agent: Broadgate Homes Limited
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Details of road and footways, surface water and boundary treatment
(Conditions 1, 2, 4 & 8 of H16/1457/01)

Location : Land off Edward Road 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:

Note(s):

The determined plans are:

Dwg. nos. 0217-SL-01F, E02/BHL/ERS/01F, E02/BHL/ERS/02E, E02/BHL/ERS/03B & E99/ENG.DET/1 received 19 August 2003.

The applicants are advised that further details of the screening of that part of the southern boundary between the new outfall bay and the junction of the estate road with Edward Road will be required.

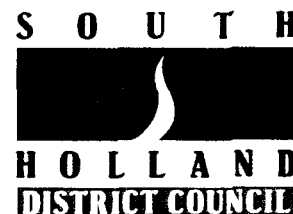
Head of Planning & Development
25-SEP-03

H16/1022/03

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.



2003-2004
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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H16/0299/04

Received: 05-MAR-04 Type: CONDITION COMPLIANCE

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: Details of screening for southern boundary (Condition 8 of H16/1457/01)

Location : off Edward Road 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

05-MAY-04

H16/0299/04

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.