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

Housing and Planning
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1465/00 Received: 18-DEC-00 Type: FULL

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: Proposed erection of 3 dwellings with associated public open space serving plots 20 - 58

Location : Phase 2, Plots 56-58 Broadway Holland Park 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 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.

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HOUSING & PLANNING
SERVICES DEPARTMENT

4 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

5 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

6 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.

7 The public open space and toddlers' play area shall be laid out and equipped in accordance with details to be submitted to and approved in writing by the Local Planning Authority before occupation of the dwellings hereby permitted.

Reason: In the interests of the amenities of future occupants.

8 The car parking area shall be illuminated in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of future occupants.

The determined plans are:-
Drawing Nos. 00/07/SL-A, 00/07/56,57,58-01, site location plan received on the 18 December 2000.

SALLY WALTHAM
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Director of Housing & Planning Services

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HOUSING & PLANNING
SERVICES DEPARTMENT

Director of Housing and Planning Services
03 AUG 2001

H16/1465/00

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 H16/1465/00 Received: 18-DEC-00 Type: FULL

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: Proposed erection of 3 dwellings with associated public open space serving plots 20 - 58

Location : Phase 2, Plots 56-58 Broadway Holland Park Spalding Lincs

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 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 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

5 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

6 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.

7 The public open space and toddlers' play area shall be laid out and equipped in accordance with details to be submitted to and approved in writing by the Local Planning Authority before occupation of the dwellings hereby permitted.

Reason: In the interests of the amenities of future occupants.

8 The car parking area shall be illuminated in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of future occupants.

The determined plans are:-
Drawing Nos. 00/07/SL-A, 00/07/56,57,58-01, site location plan received on the 18 December 2000.

1 2/8

Director of Housing and Planning Services
02 AUG 2001

2/8.

H16/1465/00

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
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: H16/0077/02 Received: 23-JAN-02 Type: CONDITION COMPLIANCE

Name: Broadgates 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 toddlers' play area (Condition 7 of H16/1465/00)

Location : Phase 2 Holland Park 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:
Dwg. No. 00/07/SL/02-F received 23 January 2002.

Head of Planning & Development
24-APR-02

H16/0077/02

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.

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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
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: H16/1101/01 Received: 13-SEP-01 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/footpath, Arch.W.B, landscaping & illum. bollards (Conds.2,4,5 & 8 of H16/1465/00)

Location : Plots 56-58 Phase 2 Broadway Holland Park 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:
Bollard light details, John Samuels Archaeological Consultant's report and dwg. nos. 00-17-15-B, 00-17-12-G & 00-07-SL-02-D received 13 September 2001.

Director of Customer Services
01-FEB-02

H16/1101/01

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