SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H17/0412/97 Received:14-APR-97 Type:FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Erection of 5 bungalows (to include plot substitution of plots 5, 12-14 & repositioning of plot 15).
Location : Parkers Yard, Station Road Surfleet
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 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 five 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.

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 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.

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)

SOUTH HOLLAND DISTRICT COUNCIL

5 The provision of condition no. 10 of H17/1006/96 apply to this development for the purpose of open space/toddlers play space provision.

Reason: To ensure a satisfactory development.

6 A 1.8m high timber panel fence shall be erected along the entire western boundary of the site before any of the dwellings hereby permitted are occupied.

Reason: To safeguard the amenities and privacy of existing dwellings.

Director of Housing and Planning Services
28-MAY-97 H17/0412/97

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H17/0412/97 Received:14-APR-97 Type:FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Description: Erection of 5 bungalows (to include plot substitution of plots 5, 12-14 & repositioning of plot 15).
Location : Parkers Yard, Station Road Surfleet
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 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 five 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.

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 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.

5 The provision of condition no. 10 of H17/1006/96 apply to this development for the purpose of open space/toddlers play space provision.

Reason: To ensure a satisfactory development.

6 A 1.8m high timber panel fence shall be erected along the entire western boundary of the site before any of the dwellings hereby permitted are X occupied...

Reason: To safeguard the amenities and privacy of existing dwellings.

23-MAY-97 Checked ...[illegible]..23/5...

Authorised to issue (inc Delegation)....[illegible]..23/5.