SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H17/0826/97 Received:23-JUL-97 Type:FULL

Name: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Agent: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Description: Erection of four bungalows with garages and road and sewers
Location : Land at rear of 32 Main 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 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.

3 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.

4 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.

5 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved in writing by 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)

Local Planning Authority 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.

6 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.

7 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 dwelling 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.

8 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.

9 Before the dwellings are occupied, the field access located at the southern end of the eastern boundary shall be closed off permanently, 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 the future occupiers of the proposed dwellings by way of preventing farm traffic using the estate road.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 27 August 1997.

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
01-OCT-97 H17/0826/97

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: H17/0826/97 Received:23-JUL-97 Type:FULL

Name: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Agent: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Description: Erection of four bungalows with garages and road and sewers
Location : Land at rear of 32 Main 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 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.

3 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.

4 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.

5 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

in writing by the LPA

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.

6 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.

X 7 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~~ dwelling is occupied.

Is this OK? V

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.

8 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.

9 Before the dwellings are occupied, the field access located at the southern end of the eastern boundary shall be closed off permanently, 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 the future occupiers of the proposed dwellings by way of preventing farm traffic using the development ~~as a short cut to the nearby farmyard~~. Estate Rd.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 27 August 1997.

30-SEP-97

Checked ..... SAS 1/10

Authorised to issue (inc Delegation)..... DL 1/10.