SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H17/1006/96 Received:04-NOV-96 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: Residential development

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

4 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.

5 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.

6 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 30 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.

7 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.

8 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned gardens shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied. The landscape management plan shall be carried out as approved.

Reason: To ensure a satisfactory development.

9 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.

10 The areas of public open space and toddlers play area shall be laid out in

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

accordance with the submitted plans and be available for use before 50% of the dwellings hereby permitted are occupied.

Reason: To ensure a satisfactory development.

11 The applicants shall submit to and have had approved in writing by the Local Planning Authority details of a scheme for the lighting of the private drives and parking areas and the approved scheme shall be implemented before any of the dwellings are occupied.

Reason: To ensure a satisfactory development.

12 A 1.8 metre 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.

13 The hawthorn hedge along the eastern boundary of the site shall be allowed to reach a height of not less than 2 metres and shall thereafter be retained as a continuous feature at not less than this height.

Reason: In the interests of the visual amenities of the locality.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 11 December 1996, 28 January 1997 and 20 February 1997.

Director of Housing and Planning Services
11-APR-97 H17/1006/96

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.

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Is this OK?

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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.

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Reason: In the interests of the visual amenities of the locality.

07-APR-97 Checked ..... SKS 9/4

Authorised to issue (inc Delegation).. ..... 9/4

SN1 - Amended plans rec'd by LPA 11.12.96, 28.1.97 & 20.2.97

Admin - Inform Karen when issued.