

Town and Country Planning Act 1990

Planning Permission

Reference: H18/0959/95

Received: 28-SEP-95 Type: PERMISSION RENEWAL

Name: Mr C Whitmore
 Parkside Cottage
 55 off Bridge Road
 Sutton Bridge
 Spalding Lincs

Agent: Poddingtons
 44 Double Street
 Spalding
 Lincs

Description: Residential development (80 dwellings)

Location : Land off Bridge Road Sutton Bridge
 Spalding

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 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.

- 3 Before any development is commenced the applicant shall submit to and agree in writing with the Local Planning Authority details of the design and appearance of the proposed walls, fences and railings and the agreed details shall be implemented before any of the dwellings on the plots abutted by such walls or fences are occupied or, in the case of the railings, before the toddlers play areas are brought into use. The eastern boundary of Plot 23 shall be screened by a 1.8 metre wall in accordance with details to be agreed before the dwelling on that plot is occupied.

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

- 4 The submitted landscaping scheme shall include details of additional hedgerow planting to fill any gaps in the existing hedge, along the southern boundary of the site, and to ensure that the hedgerow extends to the westernmost end of the site.

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

- 5 The area of public open space and the toddlers areas shall be laid out in accordance with the submitted details before 50% of the dwellings, hereby permitted, are occupied.

Reason: In the interests of future householders and to ensure compliance with the approved details.

- 6 Before any dwellings are commenced the visibility splays shown on the submitted drawing 771421/68 shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

- 7 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.

- 8 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 enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 9 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 and the estate road shall also be constructed for at least 60 metres into the site, to the reasonable 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.

- 10 No more than 80 dwellings shall be served off a single access point from Bridge Road.

Reason: In the interests of road safety.

- 11 Prior to any building works commencing on site, any roads and footways to be constructed from concrete blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

- 12 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

- 13 The development shall be undertaken entirely in accordance with the approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

Director of Housing and Planning Services
24-NOV-95 H18/0959/95

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.