820/0259/94

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0996/94 Received:27-OCT-94 Type:FULL

Name: Kings Quality Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development

Location : Off Chapelgate Sutton St James
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 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 by the Local Planning Authority. Such a scheme shall conform to British Standard 5837/1991.

Reason: In the interests of visual amenity.

3 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.

4 Before the occupation of the dwellings on Plots 1 to 10 and 25 to 29 the noise attenuation measure shown under the notation A to B on the approved plan and comprising a 0.6 metres high soil mound surmounted by a 2.4 metre high close boarded wooden fence, shall be erected to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761l(

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5 Before the occupation of the dwellings on Plots 18, 19 and 20, the noise attentuation measure shown under the notation C to D on the approved plan comprising a 0.6 metre high soil mound surmounted by a 2.4 high close boarded wooden fence, shall be erected to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

6 Before the occupation of any dwelling whose curtilage abuts a garage court, that garage court shall be constructed to the reasonable satisfaction of the Local Planning Authority. The surfacing of the garage court shall be agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

7 Before the occupation of the dwellings on Plots 1, 10, 11, 15, 17, 22, 25 and 26 screen walling in respect of those properties shall be erected in the positions shown on the approved plans to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

8 The development shall be undertaken strictly in accordance with the approved plans.

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

9 No walls, fences, or other means of enclosure shall be erected along the frontages of the dwellings with a public highway, a footpath or access drive, unless formal planning permission has been granted by Local Authority.

Reason: In the interests of visual amenity.

10 The turning head of the access road shall be provided to the reasonable satisfaction of the Local Planning Authority in accordance with the attached plan.

Reason: In the interests of highway amenity.

11 The bedroomed marked 'box room' in respect of the dwelling on Plot 8, and also in respect of the dwellings on Plots 26 to 29 shall be fitted with acoustic vents to the reasonable satisfaction of the Local Planning Authority. Such vents shall be fitted before the occupation of the dwellings.

Reason: In the interests of residential amenity.

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

Reason: To ensure satisfactory access to each dwelling in the int residential amenity and convenience.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 76116

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13 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.

14 Before any development is commenced the 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.

15 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 60 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.

18 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including associated fencing, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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

This permission is granted in accordance with the application submitted as revised by the letter and plans received by the Local Planning Authority on 11 October, 1995.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

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