SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0303/98 Received:17-MAR-98 Type:FULL

Name: Kingswood Investments
(Lincolnshire) Ltd
Holbeach Manor
Fleet Road, Holbeach
Spalding Lincs PE12 7AX

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs PE12 6QJ

Description: Residential development (89 dwellings).

Location : Adj. Holly House, High Road Weston
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 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

3 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing 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: In the interests of visual and residential amenity.

4 No development shall take place on the site, excepting that part comprised of plots 69 to 89, until a ghost island right turn lane has been provided on the A151 (Holbeach) Road to the reasonable satisfaction of the Local Planning Authority in accordance with details to have previously been submitted to and approved in writing by the Local Planning Authority, or a legally binding arrangement for the construction of this feature has been entered into, and the details of this arrangement have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

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)

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 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 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.

8 The passing bays on Small Drove shall be constructed to base course level to the reasonable satisfaction of the Local Planning Authority before any of the dwellings with vehicular access directly off those bays are commenced to be constructed and, before the occupation of any of those dwellings, the final surfacing of their respective passing bay shall be provided to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

9 The visibility splay shown on the approved submitted plan shall be provided to the reasonable satisfaction of the Local Planning Authority before the occupation of the dwelling on Plot 33 and such splay shall subsequently be kept clear of all planting above 0.6 metres in height to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

10 Before the occupation of any of the dwellings on Broadgate, the footway on the frontage of the site with that road (shown on the approved submitted plan) shall be completed to the reasonable satisfaction of the Local Planning Authority.

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Reason: To provide safe and adequate access on foot for residents and their visitors, in the interests of road safety.

11 Before the commencement of the construction of the new estate road and any of the dwellings directly served off it, the ghost island right turn lane and new access up to the inner tangent points, shall be completed to the reasonable satisfaction of the Local Planning Authority.

Reason: To provide safe and adequate access via the busy Class I County Road A151, in the interests of road safety.

12 Prior to the occupation of the dwellings on plots 1 to 7 and plot 62, acoustic vents shall be installed, to the reasonable satisfaction of the Local Planning Authority, to all bedroom windows of those dwellings where such bedrooms are located on southern elevations.

Reason: In the interests of residential amenity.

13 Prior to the occupation of the dwellings, on plots 8, 16, 18, 45, 46, 47, 48, 49, 50, 61, 64, 66, 67, 70, 71 and 76, the brick walling on the boundary or boundaries of their respective plots (as shown on the submitted approved plan) shall be provided to the reasonable satisfaction of the Local Planning Authority. The walling shall be in a brick matching that of the dwelling itself.

Reason: In the interests of visual and residential amenity.

14 No direct vehiclar access shall be provided from plot 81 to Edgefield.

Reason: In the interests of highway safety.

15 Prior to the occupation of dwellings on plots 55 to 60, the railings on their respective road frontages (as shown on the submitted approved plan) shall be provided to the reasonable satisfaction of the Local Planning Authority and such railings shall not subsequently be removed without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual and residential amenity.

16 Prior to the occupation of plots 4, 5, 6, 7, 8, 79, 80, 81, 82 and 83, a scheme of lighting for the drive collectively serving those properties shall be installed and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

17 Before the occupation of plots 69 and 73, the toddlers play area shall be provided to the reasonable satisfaction of the Local Planning Authority in the location shown on the submitted approved plan.

Reason: In the interests of residential amenity.

18 The development shall be undertaken strictly in accordance with the

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submitted approved plan.

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

19 Before the commencement of development, a survey shall be undertaken to the reasonable satisfaction of the Local Planning Authority to establish the presence of bats and owls in the existing farm building on the site. Such survey shall include a statement as to what measures will be undertaken to conserve the habitats of the bats and owls and to protect the bats and owls themselves (assuming the presence of bats and owls in the existing farm buildings is established) and such measures shall be undertaken to the reasonable satisfaction of the Local Planning Authority, in consulation with English Nature.

Reason: In the interests of nature conservation and becuase bats and owls are a protected species under the Wildlife and Countryside Act 1981.

This permission is granted in accordance with the application submitted as revised by the letter dated 1st June 1998 and amended plans (Dwg nos. 980302/01A, E98/AH/HRW/1; planting plan drawings (areas 1 to 19) and plant schedule; and esternal materials schedule) received by the Local Planning Authority on 2nd June 1998

Director of Housing and Planning Services
14-AUG-98 H22/0303/98

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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Town and Country Planning Act etc

DRAFT PERMISSION

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Spalding Lincs PE12 7AX

Agent: Moulton Design
63 East Cobgate
Moulton
Spalding
Lincs PE12 6QJ

Description: Residential development (89 dwellings).

Location : Adj. Holly House, High Road Weston
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.

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Reason: In the interests of highway safety.

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10-AUG-98 Checked 8/8/98.....

Authorised to issue (inc Delegation).....