SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0720/96 Received:02-AUG-96 Type:FULL

Name: Broadgate Homes Limited
Broadgate House
Weston Hills
Spalding
Lincolnshire

Agent: Broadgate Homes Limited
Broadgate House
Weston Hills
Spalding
Lincolnshire

Description: Change of use from offices to residential use.

Location : 519 Broadgate & adj Office Buildings
Weston Hills 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 Before the occupation of any of the dwellings, the access, for the first 30m of its length from Broadgate, shall be improved to provide a minimum width of 4.25m.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

3 Before the occupation of the dwelling on plot 20 the turning facility on that plot shall be provided to the reasonable satisfaction of the Local Planning Authority in accordance with the approved plan.

Reason: To enable the vehicles to enter and leave the highway in forward gear in the interests of road safety.

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.

The applicant is reminded that the disturbance of protected species such as

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)

SOUTH HOLLAND DISTRICT COUNCIL

bats and owls occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act. 1981. You are therefore advised to contact the Species Protection Section of English Nature at The Maltings, Wharf Road, Grantham, Lincolnshire. NG31 6BH to gain their agreement to any work on the buildings before development is commenced.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Housing and Planning Services
28-JUL-97 H22/0720/96

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.

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

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Location : 519 Broadgate & adj Office Buildings
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South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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Reason: To enable the vehicles to enter and leave the highway in forward gear in the interests of road safety.

The applicant is reminded that the disturbance of protected species such as bats and owls occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act, 1981. You are therefore advised to contact the Species Protection Section of English Nature at The Maltings, Wharf Road, Grantham, Lincolnshire. NG31 6BH to gain their agreement to any work on the buildings before development is commenced.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

24-JUL-97

Checked .....

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