SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H22/1355/02 Received: 12-DEC-02 Type: PERMISSION RENEWAL

Name: L Barnett
8 Daniels Reach
Spalding
Lincs
PE11 3HG

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Erection of one dwelling (Renewal of H22/0425/00)

Location : Between 310 and 314 Broadgate Weston Hills

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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

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Director of Corporate Services

Reason: The application was submitted in outline only.

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 development is commenced details of screening along the north-eastern and south-western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented before occupation.

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

5 Before the dwelling is commenced the existing buildings upon the site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

6 Before the new dwelling is commenced a 1.8 metre wide footway shall be constructed along the whole of the site's frontage to Broadgate, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of passage on foot for residents and their visitors.

7 Prior to the commencement of development a scheme shall be submitted to the Local Planning Authority for the satisfactory disposal of highway surface water run-off. The scheme as approved shall be completed prior to the occupation of the dwelling hereby permitted.

Reason: To ensure that the highway and adjacent land is not adversely affected by flooding as a consequence of the permitted development.

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8 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

9 The development shall not be commenced until details of an investigation and assessment of ground conditions has been submitted to and approved in writing by the Local Planning Authority. The investigation/assessment shall identify any possible contamination of the site, plus any remedial action necessary to safeguard future occupiers of the dwelling on the site in respect of any contamination. Any identified remedial measures shall be undertaken in total before the commencement of the dwelling.

Reason: To safeguard the residential amenities of future occupiers of the dwelling.

Note(s):

The determined plans are:-
1:2500 plan received on 12 December 2002.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Head of Planning & Development
07 MAR 2003

H22/1355/02

This decision refers only to that required for the purposes of the Town and Country Planning Acts 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

Reference H22/1355/02 Received: 12-DEC-02 Type: PERMISSION RENEWAL

Name: L Barnett
8 Daniels Reach
Spalding
Lincs
PE11 3HG

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs

Description: Erection of one dwelling (Renewal of H22/0425/00)

Location : Between 310 and 314 Broadgate Weston Hills

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 development is commenced details of screening along the north-eastern and south-western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented before occupation.

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

5 Before the dwelling is commenced the existing buildings upon the site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

6 Before the new dwelling is commenced a 1.8 metre wide footway shall be constructed along the whole of the site's frontage to Broadgate, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of passage on foot for residents and their visitors.

7 Prior to the commencement of development a scheme shall be submitted to the Local Planning Authority for the satisfactory disposal of highway surface water run-off. The scheme as approved shall be completed prior to the occupation of the dwelling hereby permitted.

Reason: To ensure that the highway and adjacent land is not adversely affected by flooding as a consequence of the permitted development.

8 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

9 The development shall not be commenced until details of an investigation and assessment of ground conditions has been submitted to and approved in writing by the Local Planning Authority. The investigation/assessment shall identify any possible contamination of the site, plus any remedial action necessary to safeguard future occupiers of the dwelling on the site in respect of any contamination. Any identified remedial measures shall be undertaken in total before the commencement of the dwelling.

Reason: To safeguard the residential amenities of future occupiers of the dwelling.

10 Prior to the commencement of the development, a Flood Risk Assessment shall be submitted to the satisfaction of the Environment Agency.

Reason: To allow full consideration to be given to the issue of development and flood risk.

Note(s):

The determined plans are:-
1:2500 plan received on 12 December 2002.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Head of Planning & Development
26 FEB 2003

H22/1355/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H22/1230/03 Received: 24-OCT-03 Type: RESERVED MATTERS

Name: Nestwood Homes Dev Ltd
The Corner House
Beck Bank
West Pinchbeck
Spalding Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Four-bed bungalow and detached garage (Outline renewal application **H22/1355/02)**

Location : Land between 310-314 Broadgate
Weston Hills

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before the dwelling is occupied pedestrian visibility splays of 2.0 x 2.0 metres shall be formed at the junction of the access and the highway.

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.

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 or any later equivalent provisions, the proposed dwelling shall not be enlarged, improved or otherwise altered without the prior written permission of the Local Planning Authority.

Reason: The proposed development is larger than existing buildings nearby, is sited close to the site boundaries and includes a garage forward of the bungalow. Otherwise, permitted development could cause unacceptable harm to the street scene and the living conditions of nearby residents.

Note(s):

The determined plans are:
1:1250 site plan, details of footpath construction and dwg no. 03/35/01 received 09 October 2003.

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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The applicants are advised that development must be begun before the later of the following dates:
(a) 07 March 2008.
(b) two years from the approval of the last reserved matter to be approved.

The applicants are advised that the proposed development should be carried out in accordance with the grant of outline planning permission dated 07 March 2003 reference H22/1355/02.

The applicants are advised that in addition to the approval of reserved matters conditions 4, 6, 7 and 8 attached to the grant of outline planning permission reference H22/1355/02 are discharged in so far as they relate to the submission and approval of details.

The applicant is reminded that condition 9 attached to the grant of outline planning permission, relating to possible contamination, remains to be discharged.

The applicants are advised that this grant of planning does not authorise works on land not under their control. (See attached copy of letter of objection).

Head of Planning & Development
08-DEC-03

H22/1230/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H22/1514/03 Received: 15-DEC-03 Type: CONDITION COMPLIANCE

Name: Nestwood Homes Dev. Ltd
The Corner House
Beck Bank
West Pinchbeck
Spalding, Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Details of Ground Investigation Report (Condtion 9 of H22/1355/02)

Location : Land between 310 & 314 Broadgate Weston Hills

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined details are:
Preliminary Ground Investigation Report by Sidebottom Richardson Cheng Ltd received 15 December 2003.

Head of Planning & Development
02-MAR-04

H22/1514/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

SAI ' WALTHAM
BA ns) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H22/0425/00 Received: 10-APR-00 Type: OUTLINE

Name: L Barnett Esq
8 Daniels Reach
Spalding
Lincolnshire
PE11 3HG

Agent: R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of one dwelling

Location : Premises between Nos. 310 & 314 Broadgate Weston Hills Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

SALLY WALTHAM
BA ns) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

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 development is commenced details of screening along the north-eastern and south-western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented before occupation.

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

5 Before the dwelling is commenced the existing buildings upon the site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

6 Before the new dwelling is commenced a 1.8 metre wide footway shall be constructed along the whole of the site's frontage to Broadgate, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of passage on foot for residents and their visitors.

7 Prior to the commencement of development a scheme shall be submitted to the Local Planning Authority for the satisfactory disposal of highway surface water run-off. The scheme as approved shall be completed prior to the occupation of the dwelling hereby permitted.

Reason: To ensure that the highway and adjacent land is not adversely affected by flooding as a consequence of the permitted development.

8 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

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

SA' 'Y WALTHAM
BA ons) F.C.I.H.
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

9 The development shall not be commenced until details of an investigation and assessment of ground conditions has been submitted to and approved in writing by the Local Planning Authority. The investigation/assessment shall identify any possible contamination of the site, plus any remedial action necessary to safeguard future occupiers of the dwelling on the site in respect of any contamination. Any identified remedial measures shall be undertaken in total before the commencement of the dwelling.

Reason: To safeguard the residential amenities of future occupiers of the dwelling.

The determined plans are:-
1:2500 plan received ~~on 10 Apr 00~~. 12 Dec 02

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Director of Housing and Planning Services
05 JUN 2000

H22/0425/00

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

(in pub)

10 Prior to the commencement of the development, a F.R.A shall be submitted to the satisfaction of the C.A.

Reason: to allow full consideration to be given to the issue of development + flood risk.