

SALLY WALTHAM

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Director of Housing & Planning Services

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S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0186/01

Received: 06-JUN-01

Type: FULL

Name: A M Woods
Washway Road
Saracens Head
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development (3 dwellings)

Location : Washway Road Saracens Head
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 following matters shall be incorporated in the construction of the living rooms and bedrooms of each dwelling prior to their occupation:
 - a. Windows with 4/6/4mm double-glazed units with compression seals.
 - b. Acoustic trickle vents.
 - c. Main ventilation to comply with the Noise Insulation Regulations 1975.(As an alternative to b & c above a whole house system may be used).

Reason: In the interest of all future occupiers of the dwellings.

- 3 The concrete fence along the rear (western boundary) shall be fully repaired (gaps closed up) and maintained as such in perpetuity.

Reason: In the interest of the future occupiers of the dwellings.

- 4 Prior to the removal of materials containing asbestos from the site an asbestos audit shall be carried out. All identified materials shall be removed by specialist contractors.

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Reason: In the interest of the future occupiers of the dwellings.

- 5 All topsoil shall be removed to a depth of 1 metre in proposed rear gardens and 0.5 metres for front gardens and replaced with clean topsoil to the same original level.

Reason: In the interest of the future occupiers of the dwellings.

- 6 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.

- 7 Prior to the occupation of the dwellings a scheme for the lighting of the private driveway shall be implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity and security of future occupiers of the dwellings.

- 8 The driveway shall be hard surfaced as per approved drawing no. 167/01/1.

Reason: In the interests of the amenity of adjoining residential occupiers

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Part 1 to the Second Schedule of that Order.

Reason: To ensure any extensions take into account the noise impact of traffic on the A17, in the interests of the amenity of the residential occupiers.

The determined plans are:-

Dwg nos. 01, 02, 03, 04 (D Garage) and 167/01/1 received on 16 Feb 01.

• **SALLY WALTHAM**

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Director of Housing and Planning Services

06 JUL 2001

H23/0186/01

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 H23/0186/01

Received: 06-JUN-01 Type: FULL

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Washway Road
Saracens Head
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Residential development (3 dwellings)

Location : Washway Road Saracens Head
 Spalding

**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.

- the living rooms & bedrooms*
- ☒ 2 The following matters shall be incorporated in the construction of each dwellig prior to their occupation:
 - ☒ a. Windows with 4/6/4mm double-glazed unit with compression seals.
 - b. Acoustic trickle vents.
 - c. Main ventilation to comply with the Noise Insulation Regulations 1975.(As an alternative to b & c above a whole house system may be used).

Reason: In the interest of all future occupiers of the dwellings.

- wall?*
- ☒ 3 The concrete fence along the rear (western boundary) shall be fully repaired (gaps closed up) and maintained as such in perpetuity.

Reason: In the interest of the future occupiers of the dwellings.

- 4 Prior to the removal of materials containing asbestos from the site an asbestos audit shall be carried out. All identified materials shall be removed by specialist contractors.

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Reason: In the interest of the future occupiers of the dwellings.

- 5 All topsoil shall be removed to a depth of 1 metre in proposed rear gardens and 0.5 metres for front gardens and replaced with clean topsoil. *to the same level? original? ✓*

Reason: In the interest of the future occupiers of the dwellings.

- 6 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.

- 7 Prior to the occupation of the dwellings a scheme for the lighting of the private driveway shall be implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity and security of future occupiers of the dwellings.

- 8 The driveway shall be hard surfaced as per approved drawing no. 167/01/1.

Reason: In the interests of the amenity of adjoining residential occupiers

5.2.1 Determined plan 01, 02, 03, 04 (D. Garage) and 167/01/1 received on the 16 Feb 2001.

Director of Housing and Planning Services
06 JUL 2001

H23/0186/01

11 6/7

(9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1991 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Part 1 to the second Schedule of that Order.

Reasons To ensure any extensions take into account the noise impact of traffic on the A17, in the interests of the amenity of the residential occupiers