FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0513/95 Received:15-MAY-95 Type:FULL

Name: Metfield Estates Ltd
305 Ballards Lane
London
N12 8NP

Agent: John Finch Partnership
88 Broomfield Road
Chelmsford
Essex
CM1 1SS

Description: Erection of 15 dwellings and garages

Location : Stockwell Gate Whaplode
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 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.

3 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

4 No development shall commence on site until arrangements have been made to the reasonable satisfaction of the Local Planning Authority for the disposal of foul and surface water.

Reason: To ensure a satisfactory drainage of the site.

5 Prior to any building works commencing on site, any roads and footways to be constructed from brick or concrete paving blocks shall be laid out and constructed in accordance with a specification, programme and details to be approved in writing by the Local Planning Authority.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience. This form of construction will not provide a satisfactory interim stage to permit trafficking by construction vehicles.

6 No materials shall be deposited, stored or processed (in any way) on any road or footway constructed from brick or concrete paving blocks. They shall be off-loaded and stored within the individual plots.

Reason: This form of construction would be permanently damaged, particularly from an appearance point of view.

7 Before the occupation of the dwellings hereby approved on Plots 25, 31, 33, 48 and 29, a screen fence or wall shall be provided along their respective boundaries with the adjacent highway or private drive. Details of the screening or walling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of its erection or construction.

Reason: In the interests of residential amenity.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the dwellings hereby approved on Plots 50 and 52 shall not be extended or enlarged.

Reason: In the interests of residential amenity.

9 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 to be approved.

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

Director of Housing and Planning Services
20-JUL-95 H23/0513/95

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

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that permission has been granted (or equiv)
on the following condition(s):

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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.

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19-JUL-95 AD check.....

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