SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H01-0444-15 **Received:** 18th May 2015 **Type:** FULL

Name: Market Homes Ltd
C/O Swann Edwards Architecture Ltd
Elveden House
Gulf Road
Guyhirn
Wisbech Cambs
PE13 4ER

Agent: Mr Gareth Edwards
Elveden House
Gull Road
Guyhirn
Wisbech
PE13 4ER

Description: Proposed pair of semi-detached dwellings

Location : Former 164-166 Ye Olde Dun Cow Barrier Bank
Cowbit 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 three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. SE-160.100, SE-160.101, 4420-1 and Design And Access Statement prepared by Swann Edwards dated 7 May 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 The development hereby permitted shall be carried out in accordance with the measures set out in the Design And Access Statement prepared by Swann Edwards dated 7 May 2014 forming part of this planning application, particularly the following flood risk mitigation measures:
- The dwellings shall be of two storey construction with no ground floor sleeping accommodation.

The mitigation measures shall be fully implemented prior to occupation and subsequently in

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accordance with the timings/phasing arrangements embodied within the scheme.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframee] in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Note(s):

Should unexpected contamination be discovered on the site at any time, the applicant is advised to contact the District Council's Environmental Protection department immediately. The developer is advised to take note of paragraph relating to unexpected contamination on page 18 of the report prepared by Goldfinch Environmental Limited reference 0239/1 submitted with the condition compliance application H01-1073-14.

The developer is advised to note the contents of the attached letter from the Environment Agency dated 9 June 2015.

Paul Jackson
Planning Manager
9th July 2015 **H01-0444-15**

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.