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## TOWN AND COUNTRY PLANNING ACT 1990 SECTION 73A CONTINUATION

**Reference:** H02-0791-20 **Date of Decision:** 4th November 2020  
**Applicant:** Mrs J Sadler  
Bekstone House  
28 Plank Drove  
Crowland  
PE6 0BY  
**Location:** Bekstone House 28 Plank Drove Crowland Spalding  
**Description:** Erection of new exemplar 4 bed house with swimming pool and gym and separate garage - approved under H02-0968-15. Modification of Condition 2 to allow amendments to previously approved plans (relocation of the passing bay and retention of walls and gates)

**South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form  
SEW-1203-01-HW-001 P1  
283.LD.01 A  
Photos of walls and gates

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

- 2 The layered construction of the bay shall be as follows; the surface course will be 40mm in thickness of AC10 close surf 70/100 or 100/150 to clause 7.3; the binder course shall be 110mm in thickness of AC20 dense bin 40/60 rec; the sub-base shall be 310mm in thickness of type 1 aggregate. A sign is required for the passing bay which is to be located midpoint on the outer boundary of the bay parallel to the existing highway, the sign will be

2.5m tall with a diameter of 76mm and the bottom of the sign shall be placed 1.9m high from the bottom of the pole. The sign itself will be 450mm x 450mm and will be placed back to back on the pole. These works shall be installed within 6 months of the date of this decision and shall be retained and maintained.

Reason: In order to provide adequate passing facilities, in accordance with the host planning permission of H02-0968-15, in the interests of highway and pedestrian safety. This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019 and the provisions of the NPPF 2019.

**Notes:**

As this S73 continuance permission is compatible with the continued effect of the earlier permissions relating to this development scheme then the original conditions not relating to the matters dealt with by this application remain binding, specifically application referenced H02-0968-15.

The original conditions are only affected if they are discharged or removed. As long as there is nothing in the new S73 permission to affect the continued operation of the previous conditions then they remain in effect.

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.



**Phil Norman**  
**Planning and Building Control Manager**  
**South Holland District Council**

**BUILDING REGULATIONS:**

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or [bcadmin@sholland.gov.uk](mailto:bcadmin@sholland.gov.uk)

## RIGHTS OF APPEAL

### Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

### Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

<b>12 Weeks</b>	<b>6 Months</b>	<b>8 Weeks</b>
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planning.inspectorate.gov.uk](mailto:inquiryappeals@planning.inspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

### **Purchase Notices**

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.