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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H04-0578-15 Received: 2nd July 2015

Type: FULL

Name: Mr & Mrs M Leggott
6 Woodland Drive
Nocton
Lincoln
LN4 2BQ

Agent: Guy Forman Architect Ltd.
2 Post Office Lane
Chapel Hill
Lincoln
LN4 4ZR

Description: Proposed House and Integral Garage
Location : Land adjacent Sileni Town Dam Lane
Donington 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 hereby permitted shall be carried out in accordance with the following approved plans:
dwg. no's. 132-PLN-E-00, 132-PLN-P-01, 132-D&AS-01, 132-SPE-EP-01A, 132-ELE-P-01 and an e-mail from the agent dated 17 July 2015.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 A scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance shall be submitted to the Local Planning Authority within 3 months of the date of this permission. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which it is approved. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual

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amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application, having engaged with the Applicant at the pre-application stage, and by assessing the subsequent 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 timeframe 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:

It is noted that the applicant intends to apply to Black Sluice Internal Drainage Board in order to discharge surface rainwater into their drainage pipe instead of the soakaway originally proposed. The applicant is reminded that a separate permission from Black Sluice Internal Drainage Board should be obtained, if they have not already done so, for the boundary fence as it is within the 9 metre byelaw distance from a Board maintained watercourse.



Paul Jackson
Place Manager

5th August 2015

H04-0578-15

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.