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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H05-0114-15 **Received:** 16th February 2015 **Type:** FULL

Name:	Larkfleet Homes	Agent:	Larkfleet Homes
	Larkfleet House		Larkfleet House
	Falcon Way		Falcon Way
	Bourne		Bourne
	Lincs		Lincs
	PE10 0FF		PE10 0FF

Description: Construction of 12 log cabins for holiday/leisure use

Location : Land at Lowgate Fleet Bank
Fleet 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:
Location Plan 1:2500, dwg. nos. LOG/L00/DS/01C, PL-01 and PL-02.

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

- 3 The log cabins hereby permitted shall not be used for purposes other than holiday purposes. For the purpose of this condition 'holiday purposes' means occupancy by the same person, groups of persons or family for period(s) not exceeding a total of 28 days in any one calendar year. No log cabin shall be used as the main residence of any occupant.

Reason: To ensure that the development is restricted to short term holiday use only and that log cabins are not used for residential purposes. Residential use would be contrary to the provisions

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of Section 6 of the National Planning Policy Framework, 2012 which seeks to restrict residential development in the open countryside to that which is justified only by special circumstances. This Condition is imposed in accordance with Policies LT7 and HS7 of the South Holland Local Plan 2006.

- 4 The log cabins hereby permitted shall not be occupied by the same person, groups of persons or family for period(s) exceeding a total of 6 months in any 12 month period.

Reason: To ensure that the development is restricted to holiday use only and that log cabins are not used for residential purposes. Residential use would be contrary to the provisions of Section 6 of the National Planning Policy Framework, 2012 which seeks to restrict residential development in the open countryside to that which is justified only by special circumstances. This Condition is imposed in accordance with Policies LT7 and HS7 of the South Holland Local Plan 2006.

- 5 Before the commencement of the development hereby granted, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: Insufficient information has been submitted to address this issue and to ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This Condition is imposed in accordance with Policies SG11, SG12 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 6 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment prepared by Millward(dated June 2015)forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures:
- Finished floor levels of the log cabins shall be set no lower than 800mm above existing ground levels;
 - Flood resilient and resistant construction techniques shall be incorporated throughout the development as stated.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

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.

- 7 Details of the external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.

Reason: As insufficient information has been submitted and to ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit. This Condition is imposed in accordance with Policies SG1 and SG17 of the South Holland Local Plan 2006.

- 8 The scheme of landscaping and tree planting shown on dwg. no. PL-02 received by the Local Planning Authority on 16 February 2015 shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced. 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.

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

- 9 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason : To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

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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 in as timely a manner as possible 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):

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway. It is strongly recommended that the site owners register with the Environment Agency's free Floodline Warnings Direct Service. It is also recommended that a flood warning and evacuation plan is prepared for the development.



Paul Jackson
Place Manager

11th September 2015

H05-0114-15

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.