SOUTH HOLLAND DISTRICT COUNCIL

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PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H05-0539-15 **Received:** 26th June 2015 **Type:** FULL

Name: H A Architectural Services
3a Whitwell Road
Empingham
Rutland
LE15 8PX

Agent: Mr Simon Percival
Orion House
14 Barn Hill
Stamford
Lincolnshire
PE9 2AE

Description: Erection of detached dwelling and garage

Location : Adjacent: Baytree House 109 Fleet Road
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 on dwg. no. 2276-11-02;
Revised 1:500 site layout plan;
Dwg. nos. 1201:1, 1201:2, 1201:3 and 1201:4.

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

3 Before development is commenced beyond oversite a detailed scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:

i) Details of position, species and planting height of any new planting;
ii) Details of which of the existing trees upon the site are to be retained or removed.

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Reason: To ensure that the development is satisfactorily landscaped, in the interest of the visual amenities of the locality. This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

4 The approved scheme of landscaping shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. 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, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is satisfactorily landscaped, in the interest of the visual amenities of the locality. This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

5 Prior to occupation of the dwelling, the vehicular access to Baytree House shall be improved in accordance with details shown on the 1:500 site layout plan accompanying the application.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site. This Condition is imposed in accordance with Policy SG15 of the South Holland Local Plan, 2006.

6 Before the improved access is brought into use all obstructions exceeding 0.6 metres in height shall be cleared from the land between the highway boundary and the vision splays indicated on the submitted 1:500 site layout plan. Thereafter, the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site. This Condition is imposed in accordance with Policy SG15 of the South Holland Local Plan, 2006.

7 Wrought iron railings shall be erected behind the visibility splay in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The railings shall be erected on site before the dwelling is occupied and shall thereafter be retained in their entirety.

Reason: In the interest of the visual amenities of the locality. This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

8 Existing wrought iron fencing fronting the site shall be retained in its entirety, other than the

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pedestrian access.

Reason: In the interest of the visual amenities of the locality. This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

9 Before the dwelling is commenced beyond oversite full details of screening along the north-eastern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety before the dwelling is occupied and shall thereafter be retained.

Reason: In the interest of the amenities of the locality. This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

10 The preserved Yew tree on site shall not be lopped, topped, felled or uprooted and shall be protected during construction work as follows:
i) Chestnut pale or similar fencing 1.5 metres in height shall be provided around the tree before development is commenced in accordance with details to be submitted to and approved in writing with the Local Planning Authority. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made;
ii) No burning of materials or other items shall take place within 3 metres of the crown spread of the tree;
iii) No services shall be routed under the spread of the crown of the tree;

Reason: To ensure the protection of trees on the site. This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

11 The first floor windows on the north-eastern elevation of the dwelling shall be obscure glazed. No other openings shall be formed at first floor level on the north-eastern elevation of the dwelling or within the garage roof facing north-east.

Reason: In the interest of the amenities of the locality. This Condition is imposed in accordance with Policy SG17 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 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 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 applicant is reminded that an existing Yew tree on the site is the subject of Fleet Hargate Tree Preservation Order No 1, 1990. Consent will therefore be required from this Authority for any works carried out to the tree.

Prior to the submission of details for any access works within the public highway the applicant must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.

Paul Jackson
Place Manager

12th August 2015 **H05-0539-15**

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.