

FILE COPY

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H08-0479-15 **Received:** 22nd May 2015

Type: OUTLINE

Name: Mrs D M Skells
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5 New Road
Spalding
Lincs
PE11 1BS

Agent: A C Hornsby
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Cowbit
Spalding
Lincolnshire
PE12 6AW

Description: Proposed residential development

Location : Rear of 33-41 Lowgate Gosberton
Spalding Lincs

**South Holland District Council hereby give notice that OUTLINE
PLANNING PERMISSION HAS BEEN GRANTED for the development in
accordance with the application submitted, subject to the following:**

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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. No. 15/09/01.

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

- 3 The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which these matters relate shall be carried out until these matters have been approved, viz:
i) detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts;

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Priory Road
Spalding
Lincolnshire
PE11 2XE

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- ii) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;
- iii) the siting and design of any vehicular access to a highway or estate road;
- iv) the means of foul and surface water disposal;
- v) details of landscaping and boundary treatment and post-planting maintenance;
- vi) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.
- vii) *details of the means of storage and disposal of domestic refuse, including management responsibilities and maintenance schedules;*
- viii) details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes;
- ix) a detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke;
- x) details of measures to safeguard protected trees that form the boundary of the Gosberton Conservation Area adjacent the site during construction works;

Note: In respect of point 'x' above is suggested that consent is obtained from the owner of the land on which the boundary trees grow for a full survey to be carried out to look into their condition, potential lifespan, expected growth and Root Protection Areas (as calculated in British Standard 5837:2012).

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 Before commencement of the development hereby permitted, the applicant shall:

a) submit to, and have approved in writing by, the Local Planning Authority a landfill gas site investigation report prepared by a suitably qualified consultant, to ascertain whether gas protection measures are required. Where measures are required the details shall be submitted to, and approved in writing by, the Local Planning Authority and be carried out in full before the dwelling is first occupied.

OR

b) as a precautionary measure without first investigating the site, the applicant shall submit details of proposed gas protection measures to, and have approved in writing by, the Local Planning Authority and be carried out in full before the dwelling is first occupied.

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Reason: In the interests of the safety of future occupants of the dwelling.

This Condition is imposed in accordance with national guidance contained in Section 11 of the National Planning Policy Framework, 2013 and Policy SG13 of the South Holland Local Plan, 2006.

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.



Paul Jackson
Place Manager

12th August 2015

H08-0479-15

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.