

Brown & Co-J H Walter
Lincoln Office
5 Oakwood Road
Lincoln
LN6 3LH

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL REQUIRED BY CONDITION OF PERMISSION

Reference: H08-0223-22 **Date of Decision:** 6th July 2022

Applicant: Woodgate Developments Ltd.
Cedar House
Sommer Close
Thorney
Peterborough
PE6 0FF

Location: 25a High Street Gosberton Spalding

Description: Details of roads & footways, surface water drainage scheme, method statement & closure report, scheme for the provision of bat boxes, design & position of all external boxes, gas flues & soil vent pipes, construction management plan and management plan for areas of publicly accessible open space (Conditions 7, 9, 10, 11 (i), 13, 14, 15 & 17 of H08-0678-16) and details of management & maintenance schedule for areas of landscaping, open space, refuse/recycling collection points & parking courts/private drives, levels of footway to rear of Highbridge House, Fairholme & Greetham's Bungalow and details of external lighting (Conditions 2, 4 & 5 of H08-0744-21)

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission.

Notes:

The determined plans and documents are:

Application Form
Management & Maintenance Schedule - Woodgate Developments Ltd

L-WOO-074-SLPX Rev 1
 L-WOO-074-SLPP Rev L
 L-WOO-074-LP Rev 1
 L-WOO-074-HTF Rev B
 L-WOO-074-HTD-H Rev 1
 L-WOO-074-HTD Rev A
 L-WOO-074-HTC Rev C
 L-WOO-074-HTB-H Rev C
 L-WOO-074-HTB Rev C
 L-WOO-074-HT-A2+A3 Rev A
 L-WOO-074-HT-A2 Rev A
 L-WOO-074-HT-A1+A2 Rev C (Handed)
 L-WOO-074-HT-A1+A2 Rev C
 L-WOO-074-HTA Rev 1
 L-WOO-074-G Rev A
 L-WOO-074-FFL (SLPP Rev G)
 Tree Survey Report & Schedule dated 1 July 2021
 Affordable Housing Details
 10/5549 Rev B Drainage Statement by Ward Cole Consulting Engineers dated 17 December 2021
 Affordable Housing Schedule
 SLR Ref: 424.12866.00002 Bird and Bat Box Schedule by SLR Consulting Ltd dated January 2022
 21-1321.01 Remediation Strategy by Delta-Simons dated 6 July 2021
 10-5549 SK501 Rev B
 10-5549 502 Rev B
 10-5549 500 Rev B
 10-5549 300 Rev B
 10-5549 301 Rev B
 10-5549 303 Rev A
 10-5549 304 Rev A
 10-5549 305 Rev A
 10-5549 306 Rev A
 10-5549 307 Rev A
 10-5549 308 Rev A
 10-5549 501
 Preliminary Environmental Risk Assessment by Delta-Simons dated 6 July 2021
 2039/LTG/5000
 L-WOO-074-SLPP Rev K Construction Site Management Plan

Part (i) of condition 11 of H08-0678-16 is discharged however part (ii) remains outstanding. This requires two full copies of a full closure report to be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

For the avoidance of doubt, in order to reduce the potential for overlooking from the footway to the rear of Highbridge House, Fairholme and Greetham's the fence height of

1.8m shall be from the new ground level height as set out in the email dated 20 May 2022 from Steve Catney of Brown & Co.



Phil Norman
Planning 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

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:

12 Weeks	6 Months	8 Weeks
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@planninginspectorate.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.