SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H08-0697-15 **Received:** 30th July 2015 **Type:** OUTLINE

Name: Mr Stephen Thompson
5 Barbers Drove South
Crowland
Peterborough
Cambridgeshire
PE6 OEY

Agent: Mr Stephen Thompson
5 Barbers Drove South
Crowland
Peterborough
Cambridgeshire
PE6 OEY

Description: Residential development - two dwellings

Location : Land adjacent to Seven Springs (Brywood) Chesboule Lane
Gosberton Risegate Spalding

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:
1:1250 Location Plan and 1:500 Block Plan.

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

3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
i) the layout, scale and external appearance of the buildings, including a schedule of external materials to be used;
ii) the means of access to the site;

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iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) details of the means of storage and disposal of domestic refuse; and
vi) details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes.

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, scale, 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 The finished floor levels shall be set at 300mm above ground level in accordance with the mitigation measures recommended by the Environment Agency.

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.

5 The development hereby permitted shall be a pair of semi-detached dwellings only.

Reason: To ensure that the development maintains the residential amenity of the dwelling known as Seven Springs in terms of overlooking or loss of light.
This Condition is imposed in accordance with Policy SG14 and SG17 of the South Holland Local Plan 2006 and section 7 of the National Planning Policy Framework 2012.

6 When application is made for approval of the reserved matters, that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in a forward gear.

Reason: To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety and to accord with Policy SG14 and SG15 of the South Holland Local Plan 2006.

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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

Notes:

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.

The applicant is advised by the Environment Agency to refer to the following document for information on flood resilience and resistance techniques that could be incorporated into the development - 'Improving flood performance of new buildings - Flood Resilient Construction (Department for Communities and Local Government, 2007)'.

The future occupants are advised to register with the Floodline Warnings Direct Service.

Paul Jackson
Place Manager

7th September 2015 **H08-0697-15**

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.