FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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Lincolnshire
PE11 2XE

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Town and Country Planning Act 1990

Planning Permission

Reference: H08-0968-14 **Received:** 18th November 2014 **Type:** FULL

Name: Mr A Porter
1 Darleys Bungalow
Mill Green Lane
Pinchbeck
Spalding
Lincs
PE11 3PY

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Description: Erection of detached bungalow and garage

Location : 59 HIGH STREET GOSBERTON
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:
2470-001, 2470-002A and 2470-003 and Protected Species Survey (dated January 2014).

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

3 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, the applicant shall submit to and have approved in writing by the Local Planning Authority a scheme of tree planting for the site including details of positions, heights on planting and species. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced. All trees shall be maintained by the owner or owners of the land on which they are situated for the period of ten years beginning with the date of completion of the

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scheme and during that period all losses shall be made good as and when necessary.

Note: Consideration should be given to the potential size those species of trees selected are likely to reach at maturity.

Reason: To ensure that the development includes appropriate tree planting, in the interests of its visual amenity and that of this part of the Gosberton Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006, and guidance set out in Sections 7, 11 and 12 of the National Planning Policy Framework 2012.

4 Before the commencement of the development hereby permitted, the applicant shall submit to and have approved in writing by the Local Planning Authority constructional details of the proposed vehicular access and driveway within the site. Those details shall take account of the need to prevent damage to tree roots, prevent ground compaction and maintain the permeability of ground close to affected trees.

Reason: To ensure the protection of those trees on the site which are of amenity value, in the interest of the visual amenity of the locality.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

5 Notwithstanding the submitted details, in order to avoid damage to existing trees, the following precautions should be taken during development operations:
- Before the site is cleared prior to construction commencing, trees should be fenced with a fence of a minimum of 2m tall around the Root Protection Area, as described in 6.2.2 of BS 5837:2012 to prevent the storage of materials, lighting of fires or excavations, erection of site accommodation, deposition of waste due to tipping or leakage, ground compaction by traffic or any other actions likely to affect the health of the tree.
- The fencing should be clearly signposted indicating that it should not be removed.
- The fence should be properly maintained during construction to provide adequate protection.
- The fencing should be inspected frequently during works to ensure that trees are not being damaged.
- No service shall be routed under the Root Protection Area of the trees to be retained. If excavation within the Root Protection Area is unavoidable, damage to tree roots must be minimised. Work to be carried out in accordance with BS 5837:2012.

Reason: To ensure the protection of those trees on the site which are of amenity value, in the interest of the visual amenity of the locality.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

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6 *The development shall be carried out in accordance with the Method Statement set out in Section* 6 of the approved Protected Species Survey (dated January 2014).

Reason: To ensure that the potential impact of the development on protected species is properly mitigated.
This Condition is imposed in accordance with guidance set out in Section 11 of the National Planning Policy Framework, 2012.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no garages, car ports or house extensions shall be erected within the curtilage of the dwelling on the site.

Reason: To ensure that the Local Planning Authority retains control over the future extension of the development given the relatively small site area, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of this part of the Conservation Area within which it is set.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.contained in Section 12 of the National Planning Policy Framework, 2012.

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):

Any proposed tree works, other than as detailed on the approved plans, will require six weeks prior notification to the Local Planning Authority due to the site being situated in a Conservation Area.

Under the Wildlife and Countryside Act 1981 (as amended) all birds, their nests and eggs are protection by law and it is an offence to damage or destroy the nest of any wild bird while it is in use or being built. In the event of a query please contact Natural England at their Lincoln office on 03000 603900.

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Paul Jackson
Planning Manager

6th February 2015

H08-0968-14

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.