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TOWN AND COUNTRY PLANNING ACT 1990

RESERVED MATTERS

Reference:	H09-0331-17	Date of Decision:	9th November 2017
Applicant:	Ashwood Homes Ltd Manor Farm Fen Road Holbeach Spalding Lincs PE12 8QA		
Location:	Manor Farm, Fen Road (Land South Of Hall Gate) Holbeach Spalding Lincs		
Description:	Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A)), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14)		

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 Drw No 50; 5244 51 Masterplan; Development Brief; 5244/52-01A; 5244/52-02A; 5244/53-01A; 5244/53-02A; 5244 54-01; 5244 54-02; 5244 54-03; 5244 54-04; 5244 54-05; 5244 54-06; 5244 54-07; 5244 54-08; 5244/55-01A; 5244/55-02A; 5244/56-01A; 5244/56-02A; 5244 57-01 Street Elevations; 5244 57-02 Street Elevations; 5244/58-01A; 5244/58-02A; 5244/59-01A; 5244/59-02A; 5244 60 Phasing Plan; Landscaping Schedule; Landscaping Plan Ph1-01; Landscaping Plan Ph1-02; Landscaping Plan Ph1-03; Landscaping Plan Ph1-04; Landscaping Plan Ph1-05; Landscaping Plan Ph1-06; Landscaping Plan Ph1-07; Landscaping Plan Ph1-08; Landscaping Plan Ph1-09; Landscaping Plan Ph1-10; Landscaping Plan Ph2-01; Landscaping Plan Ph2-02;

Landscaping Plan Ph2-03; Landscaping Plan Ph2-04; Landscaping Plan Ph2-05; Landscaping Plan Ph2-06; Landscaping Plan Ph2-07; Landscaping Plan Ph2-08; Landscaping Plan Ph2-09; Land Contamination Assessment; Land Contamination Assessment Appendices 1-3; Land Contamination Assessment Appendix 4; Land Contamination Assessment Appendices 5-7; Land Contamination Assessment Appendices 8 & 9; Document: MA10602-DS-R02 - Amendment 2; Dwg. no. MA10602-800-Rev A - Amendment 2.

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

- 2 Notwithstanding the submitted landscaping details the existing planting to the Hall Gate frontage of the site shall be retained. Details of an amended landscaping scheme (including a timetable for implementation and maintenance arrangements) for all of the land fronting Hall Gate shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented and maintained in accordance with the agreed details.

Reason: In the interests of biodiversity and in order to accord with the sustainability and environmental principles enshrined within the NPPF.

This condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

- 3 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it 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.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



Paul Jackson
Place 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		

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.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

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.