

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H09-0613-15 Received: 18th August 2015

Type: FULL

Name: Mr C Nesbitt
30 Burchnall Close
Deeping St James
Peterborough
Cambs
PE6 8QJ

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs
PE12 7AP

Description: Proposed house

Location : Adjacent 21 Stukeley Road Holbeach
Spalding Lincs

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:
Site Location Plan (1:1250), dwg. nos. SD05-043/2C, SD05-043/3B, SD05-043/4C & Flood Risk Assessment (Prepared by Geoff Beel Consultancy - August 2015).

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

- 3 The scheme of landscaping and tree planting shown on dwg. no. SD05-043/4C received by the Local Planning Authority on 08 July 2015 shall be carried out in its entirety within a period of six months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

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

- 4 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (GCB/Status Design, dated August 2015) and in particular the following mitigation measures:
- Finished floor levels shall be set no lower than 300mm above Stukeley Road;
 - The dwelling shall be a minimum of two storeys;
 - Flood resilient construction shall be incorporated throughout the development.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This Condition is imposed in accordance with national guidance contained in Section 10 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 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

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.

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Paul Jackson
Place Manager

21st September 2015

H09-0613-15

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.