SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H09-0757-15 **Received:** 12th August 2015 **Type:** FULL

Name: Mr D Malyon
Glenmore
Horseshoe Road
Spalding
Lincs
PE11 3BE

Agent: G R Merchant Ltd
Unit 4 - Wrights Mews
12a Park Road
Holbeach
Spalding
PE12 7EE

Description: Erection of 2 detached bungalows - re-submission of H09-0461-15

Location : Rear of 18 Edinburgh Walk 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:
Dwg. nos. 2785-15-02B, 2785-15-03A, 2785-15-04A and Planning, Design & Access Statement (Received 13 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. 2785-15-04A received by the Local Planning Authority on 13 August 2015 shall be carried out in its entirety within a period of twelve 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.

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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 shall be carried out in accordance with the approved Flood Risk Assessment and in particular the following mitigation measures:
- Finished floor levels shall be set 500mm above existing ground level.
- Flood resilient construction techniques 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 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.

Paul Jackson
Place Manager

14th September 2015 **H09-0757-15**

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.