SOUTH HOLLAND DISTRICT COUNCIL

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

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H09-1052-14 **Received:** 17th December 2014 **Type:** S73A CONTINUATION

Name: Haycroft Homes Ltd
Seas End Road
Moulton Seas End
Spalding
Lincolnshire
PE12 6JX

Agent: Mr Andrew Wright
Andrew M Wright RIBA
26 Joys Bank
Holbeach St Johns
Spalding
Lincolnshire
PE12 8SD

Description: Change of use of site to Class C3 (residential), erection of 51 dwellings and conversion of Station House building into 4 dwellings - approved under H09-0018-14 - modification of condition 1 to allow amendments to previously approved plans.

Location : FORMER E J LEFLEY SITE STATION STREET
HOLBEACH SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. 111202-PD02(P4) (Proposed Site Layout Plan) accompanying planning permission H09-0659-14;
Dwg. No. 111202-PD11(P11);
Dwg. no. 111202-PD03-P3 accompanying planning permission H09-0436-13;
Dwg. nos. 111202-PD01-P1, 111202-PD04-P1, 111202-PD08-P1, 111202-PD09-P1 and 111202-PD12-P1 accompanying planning permission H09-0436-13;
Dwg. nos. 111202-PD05-P3, 111202-PD06-P2, 111202-PD07-P3, 111202-PD10-P3, 111202-PD13-P2 and 111202-PD14-P1 accompanying planning permission H09-0436-13;
Dwg. no. 31012/20B accompanying planning permission H09-0436-13;
Dwg. nos. 31012/10E and 31012/15J accompanying planning permission H09-0436-13;
Proposed Drainage Layout shown on dwg. no. 31012/16C accompanying planning permission H09-0436-13;
Flood Risk Assessment (Job No. 31012 dated July 2013) accompanying planning permission H09-0436-13;
Contamination Report accompanying planning permission H09-0436-13;
Dwg. no. 111202-PD13(P4) accompanying condition compliance approval H09-0962-13;

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Dwg. no. 111202-PD23(P1) and associated materials schedule accompanying condition compliance approval H09-0962-13;
Dwg. no. 111202-PD18(P1) accompanying condition compliance approval H09-0962-13;
Dwg. no. 111202-PD22(P1) accompanying condition compliance approval H09-0962-13;
Dwg. no. 111202-PD24(P2) (Proposed Renewable Energy);
Letter from Mossop & Bowser (dated 16 October 2013) accompanying condition compliance approval H09-0962-13;
Environmental Risk Assessment (Report No. 12-09-01, dated 10 October 2012) and associated reports accompanying condition compliance approval H09-0962-13;
Report No. 12-09-01/2 (dated 25 January 2014) accompanying condition compliance approval H09-0962-13;
Dwg. nos. 111202-PD19(P1), 111202-PD20(P1) and 111202-PD21(P1) accompanying condition compliance approval H09-0962-13;
Letter from Haycroft Homes (dated 16 October 2013) accompanying condition compliance approval H09-0962-13;
Dwg. no. 31012/19 accompanying condition compliance approval H09-0962-13;
Dwg. no. 111202-PD25(P2).

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

2 The materials to be used for the external walls and roofs of the new dwellings, including details of cladding/render and external finish as appropriate, shall be in accordance with details accompanying condition compliance application ref. H09-0962-13.

Reason: To protect the existing character of the area and the setting of 67 Station Road, which is Grade II listed.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and advice within sections 7 and 12 of the National Planning Policy Framework, 2012.

3 The windows, doors and door frames to be utilised on the front and side elevations of the new properties fronting Station Road shall be installed in accordance with details accompanying condition compliance application reference H09-0962-13 and thereafter so maintained.

Reason: To protect the existing character of the area and the setting of 67 Station Road, which is Grade II listed.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and advice within sections 7 and 12 of the National Planning Policy Framework, 2012.

4 The dormer windows to be utilised on the front elevations of the new properties fronting Station Road shall be in accordance with details accompanying condition compliance application reference H09-0962-13 and thereafter so maintained.

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Reason: To protect the existing character of the area and the setting of 67 Station Road, which is Grade II listed.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and advice within sections 7 and 12 of the National Planning Policy Framework, 2012.

5 The eaves/verges of the properties fronting Station Road and metal railings within the front gardens of properties fronting Station Road shall be in accordance with details accompanying condition compliance application reference H09-0962-13 and thereafter so maintained.

Reason: To protect the existing character of the area and the setting of 67 Station Road, which is Grade II listed.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and advice within sections 7 and 12 of the National Planning Policy Framework, 2012.

6 The scheme of landscaping and tree planting for the site shall be in accordance with details accompanying condition compliance application reference H09-0962-13. The approved scheme shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated and all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

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.

7 A minimum of 10% of the predicted energy needs of the development hereby permitted shall be met through on site renewable energy production equipment in accordance with details accompanying application H09-0719-14. The details and equipment so approved shall be provided and made operational prior to occupation of the dwelling to which it relates and thereafter 10% of the energy needs of the development shall be met through on site renewable energy production equipment.

Reason: In the interests of sustainable development and the protection of the environment.
This Condition is imposed in accordance with Policy SG7 of the South Holland Local Plan 2006.

8 An equipped children's play area shall be provided within the site. Details of the timing of the implementation, location, detailed design, layout, specification of the equipment, and the management and maintenance regime of the play area shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied. The play area shall be provided in accordance with the details so approved, and thereafter so maintained.

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Reason: To ensure that adequate play provision is made for the occupiers of the development hereby permitted and that the facility is adequately managed and maintained.
This Condition is imposed in accordance with Policies SG1 and HS11 of the South Holland Local Plan 2006.

9 Management of the publicly accessible open space and outdoor play areas shall be carried out in accordance with details accompanying condition compliance application ref. H09-0962-13.

Reason: To ensure that adequate open space provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the open space.
This Condition is imposed in accordance with Polices SG1 and HS11 of the South Holland Local Plan 2006.

10 Affordable housing shall be provided on 9 plots to meet local housing need in accordance with details accompanying condition compliance application H09-1004-14 and the associated Section 106 planning obligation.

Reason: To ensure that affordable dwellings are provided to meet identified local need and remain affordable in perpetuity.
This Condition is imposed in accordance with Policy HS8 of the South Holland Local Plan, 2006.

11 Not more than 50% of the total number of the approved dwellings, excluding the affordable element, shall be occupied until there has been a material commencement on the affordable housing units and not more than 90% of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable units have been completed.

Reason: To ensure that affordable dwellings are provided to meet identified local need and remain affordable in perpetuity.
This Condition is imposed in accordance with Policy HS8 of the South Holland Local Plan, 2006.

12 No development shall commence until measures to deal with any contamination of land or pollution of controlled waters have been implemented in accordance with details accompanying condition compliance application reference H09-0962-13.

If during redevelopment contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the Local Planning Authority.

Reason: To assess whether the site is polluted and to address any pollution to ensure a

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satisfactory development.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

13 The former Station House shall be retained as part of the completed development.

Reason: To retain a historic feature of the site.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and advice within Section 12 of the National Planning Policy Framework, 2012.

14 All new and replacement brickwork utilised in carrying out the renovation of the former Station House shall match, as closely as possible, that existing in terms of the type of brick(s), mortar mix and method of bonding.

Reason: In the interests of the architectural and visual integrity of the building and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006 and Section 12 of the National Planning Policy Framework, 2012.

15 All new and replacement slates utilised in carrying out the renovation of the former Station House shall match that existing, as closely as possible.

Reason: In the interests of the architectural and visual integrity of the building and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006 and Section 12 of the National Planning Policy Framework, 2012.

16 The finish of the walls to be rendered of the former Station House shall match the render of the existing building in terms of colour and texture and shall thereafter be so maintained.

Reason: In the interests of the architectural and visual integrity of the building and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006 and Section 12 of the National Planning Policy Framework, 2012.

17 All new/replacement rainwater goods utilised in carrying out the renovation of the former Station House shall match that existing, as closely as possible.

Reason: In the interests of the architectural and visual integrity of the building and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006

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and Section 12 of the National Planning Policy Framework, 2012.

18 The window frames to be installed in the renovation of the former Station House shall be in accordance with details accompanying condition compliance application reference H09-0962-13 and shall thereafter be so maintained.

Reason: In the interests of the architectural and visual integrity of the building and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006 and Section 12 of the National Planning Policy Framework, 2012.

19 The external face of the frame of all new windows within the former Station House shall be set in a reveal to match those existing, as closely as possible.

Reason: In the interests of the architectural and visual integrity of the building and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006 and Section 12 of the National Planning Policy Framework, 2012.

20 All external doors and door frames to be utilised in the renovation of the former Station House shall be in accordance with details accompanying condition compliance application reference H09-0962-13 and shall thereafter be so maintained.

Reason: In the interests of the architectural and visual integrity of the building and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006 and Section 12 of the National Planning Policy Framework, 2012.

21 All new window frames, glazing bars and external door frames to be utilised in the renovation of the former Station House shall be of timber construction, painted white or cream and thereafter so maintained.

Reason: In the interests of the architectural and visual integrity of the building and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006 and Section 12 of the National Planning Policy Framework, 2012.

22 The existing platforms fronting the former railway line shall be retained as part of the completed development and shall be repaired and renovated in accordance with details accompanying condition compliance application H09-0830-14 prior to the use of Station House commencing.

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Reason: To ensure a satisfactory development and retain the historic features of the site.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006 and advice within Section 12 of the National Planning Policy Framework, 2012.

23 Foul sewage shall be disposed of via the mains sewer.

Reason: To ensure a satisfactory form of development in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

24 The refuse collection points shown on dwg. no. 111202-PD02(P4) shall be provided in accordance with the approved details before any dwelling to which they relate is occupied.

Reason: To ensure a satisfactory development, in the interests of the amenities of future occupiers of the development.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

25 The scheme of boundary screening shall be implemented in full in accordance with details accompanying condition compliance application reference H09-0962-13 before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the amenity of future occupiers.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

26 Measures to mitigate any harm to protected species shall be undertaken in accordance with details contained within the Ecological Report (dated October 2013 and received 16 October 2013) accompanying condition compliance application H09-0907-13.

Reason: In the interests of nature conservation and because bats and owls are a protected species under the Wildlife and Countryside Act, 1981.

27 Before each dwelling is first occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.
The carriageway and footway surface courses shall be completed within three months from the date upon which the construction is commenced of the penultimate dwelling.

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Reason: In the interests of highway safety.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

28 Before the first occupation of any dwelling, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Note: You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.

Reason: In the interests of highway safety.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

29 Precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site shall be in accordance with details accompanying condition compliance application reference H09-0962-13. These precautions shall be made available before the development commences on the site and be kept available and in full working order during the course of the development.

Reason: To ensure that no mud or other debris is deposited on the carriageway, in the interests of highway safety.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

30 No dwelling shall be occupied until the surface water drainage has been constructed in accordance with details accompanying condition compliance application reference H09-0962-13.

Reason: To ensure the satisfactory disposal of surface water from the development, in the interest of the amenities of the locality and to prevent flooding.
This Condition is imposed in accordance with Policy SG11 of the South Holland Local Plan, 2006 and advice within Section 10 of the National Planning Policy Framework, 2012.

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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

Paul Jackson
Planning Manager

10th February 2015 **H09-1052-14**

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.