

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: H09-1074-14 Received: 24th December 2014 Type: S73A CONTINUATION

Name: R K Wilson Builders Ltd
Sandpit Farm
Wisbech Road
Long Sutton
Spalding
Lincs
PE12 9AQ

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

Description: Erect detached chalet bungalow with attached single garage approved under H09-0968-09.
Modification of Condition 2 to allow amendments to previously approved plans.

Location : Adjacent The Hollies 60 Northons Lane
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. 2737-14-01, 2737-14-02 and 2737-14-03.

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

- 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no windows, other than those illustrated on the plans hereby approved, shall be formed in the walls or roof of the development hereby permitted.

Reason: To ensure that the Local Planning Authority retains control over any future alteration of the development, in the interests of its architectural and visual integrity, and to prevent overlooking of neighbouring property, in the interests of the protection of residential amenity. This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 3 Where trees are shown on dwg. no. 2737-14-03 to be retained they must be protected prior to

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site clearance and during construction works to comply with British Standard 5837:2012:

- i) Barriers to comply with British Standard 5837:2012 shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the Root Protection Area as calculated in British Standard 5837:2012, or equal to the spread of the crowns of the trees which ever is greater. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made.
- ii) No burning of materials or other items shall take place within 3 metres of the crown spread of any trees to be retained.
- iii) No services shall be routed under the spread of the crowns of the trees to be retained.
- iv) No retained tree shall be cut down, up-rooted, destroyed, topped or lopped, unless a letter of application is made to (supported by arboricultural evidence) and prior approval is given, by the Local Planning Authority.
- v) Should approval be given for removal of a tree which is shown to be retained (or in instances where a tree dies) it shall be replaced within twelve months of its removal with a tree of such size and species which shall first be agreed in writing by the Local Planning Authority unless the requirement is waived by the same.

Reason: To ensure the protection of trees on the site.

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.

- 4 The existing hedge along the site's frontage (apart from the access point) shall be retained at a height no less than 1 metre. In the event of the existing hedge dying or becoming dangerous it shall be replaced within 6 months by new hedging, details of which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

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

- 5 The scheme of landscaping and tree planting shown on dwg. no. 2737-14-03 shall be carried out in its entirety within a period of twelve months from the date of this permission. In addition two silver birch trees with a 14-16 cm girth shall be planted in positions to be agreed in writing by the Local Planning Authority as replacements for the horse chestnut and Scot's Pine to be removed. The replacements shall be planted within twelve months of the removal of the horse chestnut and Scot's pine. 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.

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.

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6 Foul water shall be disposed of via a mains sewer.

Reason: To ensure satisfactory means of disposal of foul water.

This Condition is imposed in accordance with Policy SG12 of the South Holland Local Plan 2006.

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):

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.

All work to trees shall be carried out in accordance with BSI 3998:2010, 'Recommendations for Tree Work.'

Under the Wildlife and Countryside Act 1981 (as amended) all birds, their nests and eggs are protected 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 query please contact Natural England at their Lincoln office on 03000 603900.

Bats are protected species under the Wildlife and Countryside Act 1981 (as amended) and in the event that bats are living in any cavities in the tree(s), or if they are discovered while the works are taking place, please inform Natural England at their Lincoln office on 03000 603900 before works proceed.

S O U T H



H O L L A N D
DISTRICT COUNCIL

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Paul Jackson
Planning Manager

26th May 2015

H09-1074-14

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.