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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

Town and Country Planning Act 1990 Planning Permission

Reference: H11-0505-14 **Received:** 16th June 2014

Type: S73A CONTINUATION

Name: D & R Property Services Ltd
5 The Wentworths
Long Sutton
Spalding
Lincs
PE12 9RT

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

Description: Erection of 9 dwellings and associated works approved under H11-0132-11 - Modification of brick type previously approved under Condition 2 of H11-0132-11 (dwg. no. SD10/036/6A).
Removal of Condition 2 of H11-0302-14 relating to affordable housing

Location : 94 LONDON ROAD LONG SUTTON
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:
1:1250 site location plan;
Dwg. nos. SD05-088/SS, SD10-036/2A, SD10-036/3A, SD10-036/5, SD10-036/6A, SD05-088/12B, SD05-088/13D and Flood Risk Assessment (dated February 2011) accompanying previous planning permission ref. H11-0132-11;
Dwg.nos. SD10-036/3B, SD10-036/6D, SD05-088/12C and SD05-088/13E approved under Condition Compliance Application ref. H11-0504-11 to discharge condition nos. 6,9,10 & 12 of previous permission ref. H11-0132-11;
3 no. street scene photographs and brick sample photograph (received 11 April 2014) accompanying planning permission H11-0302-14;
Economic Viability Analysis by Pathfinder Development Consultants dated 8 May 2014.

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

- 2 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported to the Local Planning Authority and an

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investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared and be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination is addressed in the interests of amenity and safety. This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

- 3 The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment, dated February 2011. In particular the finished floor levels shall be set no lower than 3.6m above Ordnance Datum. The developer shall confirm in writing with the Local Planning Authority that this has taken place within one month of completion.

Reason: To reduce the risk and impact of flooding on the development and future occupants. This condition is imposed in accordance with Section 10 of the National Planning Policy Framework 2102.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no garages, car ports or house extensions shall be erected within the curtilages of the dwellings on the site.

Reason: To ensure that the Local Planning Authority retains control over the future extension of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set. This Condition is imposed in accordance with Policies SG1 and SG14 of the South Holland Local Plan 2006.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (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.

- 6 The scheme of fencing and boundary treatment shown on Dwg.no. SD10-036/6A received 23 February 2011 shall be implemented prior to the occupation of any dwelling whose curtilage borders onto or is screened by such fencing or boundary treatment and the fencing and boundary

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treatment shall thereafter be retained.

Reason: In the interests of visual and residential amenity.

This condition is imposed in accordance with Policies SG14 and SG17 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):

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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.



Paul Jackson
Planning Manager

16th March 2015

H11-0505-14

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.