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Town and Country Planning Act 1990 Planning Permission

Reference: H13-0329-15 **Received:** 14th April 2015

Type: FULL

Name: Mr James Kilkenny
Plough Inn
Woodgate Road
Moulton Chapel
Spalding
Lincs
PE12 0XF

Agent: T A C Architects
14 Old Fendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6DD

Description: Proposed one 3-bedroom and one 4-bedroom detached dwellings

Location : PLOUGH INN WOODGATE ROAD
MOULTON CHAPEL SPALDING

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. 15/405/PA/001, 15/405/PA/002A and 15/405/PA/003.

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

- 3 Before the commencement of the development beyond oversight and notwithstanding the submitted drawings, details of additional tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance, shall be submitted to and approved in writing by the Local Planning Authority. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 6 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.

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 Within 6 months of the commencement of development boundary hedging shall be planted in accordance with details shown on dwg. no. 15/0405/PA/003. All hedging on site shall be maintained by the owner or owners of the land on which it is 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 includes boundary hedge planting, 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.

- 5 Before the commencement of the development beyond oversight and notwithstanding the submitted information, details of the bricks to be used for the external walls of the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. All the bricks used in the development shall conform to the details/samples so approved.

Note: The external walls shall be constructed in a red stock brick. A variegated or multi brick such as the Crest Saxon Old Blend is not considered appropriate.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 6 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the Local Planning Authority before the commencement of the development beyond oversight. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

Note: The brick bond shall be English bond at a ratio of 1:3. The applicant is advised that a buff coloured mortar (using white Portland cement or similar) with a flush, "bagged" finish to reveal the

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aggregate in the mortar would be appropriate.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 7 Before the commencement of the development beyond oversight full details of the roof tiles, including samples if so required, to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles used in the development shall conform to the details so approved.

Note: The external roofing material shall be traditional slates.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 8 The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Reason: In the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 9 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 10 All new window frames, glazing bars, external doors and door frames shall be of timber construction. All window frames, glazing bars and external door frames shall have a white or cream painted finish and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development and to preserve the setting of the Chapel of St James, which is grade II* listed.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 11 Before the commencement of the development beyond oversight, and notwithstanding the approved drawings, the applicant shall submit to and have approved in writing by the Local Planning Authority revised elevations (at a scale of 1:100) for both plots 1 and 2 showing larger, better proportioned and positioned windows for the front and side elevations. The development shall be carried out in accordance with the amended drawings so approved.

Reason: The size, proportion and position of windows as currently proposed detract from the respective Victorian and Georgian architectural character of the plots to which they relate. This condition will ensure that the Local planning Authority retains control over this detail of the development in the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 12 Before development is commenced beyond oversight, and notwithstanding the approved drawings, details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Note: The windows shall be traditional, painted timber, box sliding sashes. The windows on Plot 2 shall have larger panes (eg, 6 x 6 as opposed to 8 x 8).

Reason: To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 13 Details of the design of all external doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced beyond oversight and all external doors used in the development shall conform to the details so approved.

Note: The applicant is advised that a four panel front door to Plot 1 would be more appropriate.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 14 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the eaves, verges and chimneys shall be submitted to and be approved in writing by the Local Planning Authority and no work to which this condition relates shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:20 scale for each feature and the development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 15 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development beyond oversite and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and to preserve the setting of the Chapel of St James, which is grade II* listed.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 16 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures.
- i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
 - ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land

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contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA 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 LPA.

iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

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

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

- 17 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:
1. An assessment of significance and proposed mitigation strategy (i.e preservation by record, preservation in situ or a mix of these elements).
 2. A methodology and timetable of site investigation and recording
 3. Provision for site analysis
 4. Provision for publication and dissemination of analysis and records
 5. Provision for archive deposition

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6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.
The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 18 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 17 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 19 A copy of the final report required in connection with condition 17 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal 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

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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

13th July 2015

H13-0329-15

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.