

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H14-0189-15 **Received:** 2nd March 2015

Type: FULL

Name: Mr P Grimwood
Rivett House
Langhole Drove
Pinchbeck
Spalding
Lincs
PE11 3XP

Agent: Mr P Grimwood
Rivett House
Langhole Drove
Pinchbeck
Spalding
Lincs
PE11 3XP

Description: Proposed replacement dwelling

Location : RIVETT LANGHOLE DROVE
PINCHBECK 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. AB-02D, AB-01N, AS-01 and AB-03.
Flood Risk Assessment (prepared by Millward, dated June 2015).

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

- 3 Finished floor levels shall be set at 4.65 AOD as outlined in the submitted Flood Risk Assessment (prepared by Millward, dated June 2015).

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with national guidance contained in Section 10 of the

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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.

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.

You are advised that there is believed to be an open watercourse to the northern boundary of the site, and if this or any other watercourses bounding the site are to be piped or filled, now or at any time in the future, then the consent of Black Sluice Internal Drainage Board is required. You are also reminded of your riparian maintenance responsibilities for these watercourses.



Paul Jackson
Planning Manager

27th July 2015

H14-0189-15

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.