

Dated

19 APRIL

2021

(1) South Holland District Council

and

(2) Melbourne Holdings Limited

DEED OF VARIATION

Sections 106 and 106A of the Town and Country Planning Act 1990

**Relating to Section 106 Agreement at land at
Spalding Road, Pinchbeck, Spalding**

**South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE**

SHDC Reference: LD/H14-0473-20

Date

19 APRIL

2021

BETWEEN

- (1) **SOUTH HOLLAND DISTRICT COUNCIL** of Council Offices, Priory Road, Spalding, PE11 2XE ("the Council"); and
- (2) **MELBOURNE HOLDINGS LIMITED** (Company registration number 01437478) of Station Road, Heckington, Sleaford, NG34 9NF ("the Owner")

BACKGROUND

- (A) The Council is the Local Planning Authority for the purposes of the Act for the area within which the Land is situated.
- (B) The Owner is now the freehold owner of the Land registered under title number LL390704
- (C) On 10 January 2019 the Council, Robert John Cooke and Anthony James Cooke entered into the Original Agreement concerning the Land.
- (D) The Owner has submitted the S73A Application.
- (E) Without prejudice to the terms of the other covenants contained in the Original Agreement the parties have agreed to vary the terms of the Original Agreement as set out in this deed.
- (F) This agreement is made under section 106A of the Act and is supplemental to the Original Agreement.

NOW THIS DEED WITNESSES AS FOLLOWS:**1. DEFINITIONS**

For the purposes of this Deed the following expressions shall have the following meanings:

"Original Agreement"	means the agreement made under section 106 of the 1990 Act relating to land at Spalding Road, Pinchbeck, Spalding dated 10 January 2019
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	between the Council, Robert John Cooke and Anthony James Cooke
"S73A Application"	means the application submitted under S73A of the 1990 Act for 'Residential Development of 10 Dwellings- approved under H14-0956-16 received by the Council on 16 June 2020 for the variation of conditions 2, 10, 11, and 31 and the removal of conditions 20, 21 and 25 of the Original Planning Permission and allocated Council reference number H14-0473-20

2. CONSTRUCTION OF THIS DEED

- 2.1 Unless the context otherwise requires and save as herein varied all words and phrases defined in the Original Agreement shall have the same meaning in this deed.
- 2.2 Where in this Deed reference is made to any clause, paragraph, schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph, schedule or recital in this Deed.
- 2.3 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.4 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably
- 2.5 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that act for the time being in force and shall include all instruments, orders, plans, regulations, permissions and directions for the time being made, issued or given under that act or deriving validity from it.
- 2.6 References to any party to this Deed shall include the successors in title to that party and to any deriving title through or under that party to the Land or any part thereof and in the case of the Council, successors to its functions.

3. LEGAL BASIS

- 3.1 This Deed is made pursuant to Sections 106 and 106A of the Act, Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 and all other enabling powers with the intent that the covenants and obligations shall run with the Land.

4. VARIATIONS TO THE ORIGINAL AGREEMENT

- 4.1 Recital (D) in the Introduction section in the Original Agreement shall be supplemented by the addition of the following:

"The Owner submitted the Application to the Council for the Development of the Site as varied by reference H14-0473-20"

- 4.2 The Following definitions shall be added to the Original Agreement

Original Planning Application	means the application for planning permission for the proposed residential development of 10 Dwellings allocated under the Council's reference number H14-0956-16
Original Planning Permission	means the planning permission for the Site granted pursuant to the Original Planning Application as attached at Schedule 2
"S73A Application"	means the application submitted under S73A of the 1990 Act for 'Residential Development of 10 Dwellings- approved under H14-0956-16 received by the Council on 16 June 2020 for the variation of conditions 2, 10, 11, and 31 and the removal of conditions 20, 21 and 25

	of the Original Planning Permission and allocated Council reference number H14-0473-20
"S73A Planning Permission"	means the planning permission for the Site to be issued pursuant to the S73A Application substantially in the form as the attached draft at Schedule 2A

- 4.3 The definition of "Application" in Clause 1 to the Original Agreement shall be deleted and replaced with the following:

"Application"	means the Original Planning Application or the S73A Application
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- 4.4 The definition of "Planning Permission" in Clause 1.1 to the Original Agreement shall be deleted and replaced with the following:

"Planning Permission"	means either the Original Planning Permission or the S73A Planning Permission
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- 4.5 The document annexed to this deed at Schedule 1 shall be added to the Original Agreement as a new Schedule 2A.
- 4.6 In all other respects the Original Agreement (as varied by this deed) shall remain in full force and effect.

5. THE OWNER'S COVENANTS

- 5.1 The Owner covenants to observe and perform the covenants, restrictions and obligations contained in the Original Agreement as varied by this deed.

6. LOCAL LAND CHARGE

6.1 This Deed shall be registerable as a local land charge by the Council.

7. COUNCIL'S COSTS

7.1 On completion of this Deed, the Owner shall pay to the Council their reasonable legal costs together with all disbursements that have been incurred in the negotiation and completion of this Deed

8. VAT

8.1 Any consideration given under this Deed shall be done (so far as practicable and lawful) in such a way that the VAT liability is borne by the Owner and not the Council.

9. THIRD PARTY RIGHTS

9.1 No provisions of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.

10. JURISDICTION

10.1 This Deed is governed by and interpreted in accordance with the laws of England

11. EXECUTION AND DELIVERY

This Deed is executed as a deed by the parties and is delivered on the date first hereinbefore written

IN WITNESS whereof the parties hereto have executed this Deed on the day and year first before written.

SCHEDULE 1
PLANNING PERMISSION (H14-0473-20)
ISSUED UNDER S.73A MODIFICATION APPLICATION

D B Lawrence & Associates Ltd
1 Mill Court
Carre Street
Sleaford
Lincs
NG34 7TW

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 761161
Facsimile 01775 762937

planningadvice@sholland.gov.uk

www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990

DRAFT

Reference: H14-0473-20

Date of Decision:

Applicant: Melbourne Holdings Ltd
Station Road
Heckington
Sleaford
Lincs
NG34 9NF

Location: Land Off Spalding Road Pinchbeck Spalding

Description: Residential Development of 10 Dwellings - approved under H14-0956-16.
Modification of Conditions 2, 10, 11 and 31 and Removal of Conditions 20, 21 and 25.

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Accompanying H14-0473-20:

776-4-PL-LP01 Rev A

M164-110 Rev B

M164-130

M164-133

M164-230

M164-233

M164-430

M164-433

M164-530

M164-533

3485-001

3485-002

Window sections

Window and door quotation by Benlowe (dated 24th March 2020)

Topographical plan

Flood Risk Assessment (prepared by RM Associates, dated October 2019)

Preliminary Ecological Appraisal (prepared by Delta Simons, dated 7 December 2018)

Block paving details

Outdoor lighting (sconce details)

Pre-Construction Health and Safety Information Plan (prepared by D B Lawrence and Associates Ltd, dated 5 June 2019)

Accompanying H14-0956-16:

776-4-PL_GA01;

Correspondence relating to amendment to proposed access (dated 24th May 2018);

Tree Surveys (CBE Consulting, dated 13th September 2016 report refs: P1162B/0916/01 & P1162C/0916/01);

Extended Phase 1 Habitat Survey (Delta-Simons, 16-0323.02, July 2016);

Phase 1 Desk Study Report (Delta-Simons, 16-0323.01, July 2016);

Soakaway Infiltration Report (Delta-Simons, 16-0323.01, July 2016);

Heritage Statement (APS, HS/041); and

Archaeological Geophysical Survey (Pre-Construct Geophysics Ltd, June 2017).

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

- 2 Notwithstanding the submitted details and for the avoidance of doubt, this permission permits no development whatsoever to the northern side of the current private access road that adjoins Spalding Road and provides access to Otway House and Otway Farm.

Reason: To define the terms of the permission.

- 3 Archaeological site work shall only be undertaken in accordance with the details submitted as part of approved condition compliance application ref. H14-0616-19.

Reason: To ensure the implementation of an appropriate scheme of archaeological mitigation.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

- 4 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 3 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 16 of the National Planning Policy Framework, 2019.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

- 5 A copy of the final report required in connection with Condition 3 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 16 of the National Planning Policy Framework, 2019.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

- 6 If during the course of development contamination not previously considered is identified, then the Local Planning Authority (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.

Reason: To address any unexpected pollution to ensure a satisfactory development.

This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

- 7 The development shall be constructed in accordance with the materials details submitted as part of approved condition compliance application ref. H14-0471-20.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 8 All new brickwork shall match that of the freestanding panel of brickwork constructed for the purposes of, and approved as part of, condition compliance application ref. H14-0471-20 in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The constructed brickwork panel shall be retained on the site until the development hereby approved has been completed.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 9 The external roofing materials shall be as per the details submitted as part of approved condition compliance application ref. H14-0471-20.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high

quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 10 The brick bond to be utilised in the development shall be English Bond or English Garden Wall Bond (ratio 1:5).

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 11 All external doors and door frames and surrounds to be utilised in the development hereby permitted shall be in accordance with the details submitted as part of approved condition compliance application ref. H14-0471-20. The doors and door frames shall be thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 12 The window frames to be utilised in the development hereby permitted shall be in accordance with the details submitted as part of approved condition compliance application ref. H14-0471-20. The window frames shall be thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 13 The roof light(s) to be utilised in the development hereby permitted shall be in accordance with the details submitted as part of approved condition compliance application ref. H14-0471-20. The roof light(s) shall be thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 14 All new window frames, glazing bars and external door frames shall be of timber construction and thereafter so maintained.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 15 The rainwater goods utilised in the development hereby permitted shall be coloured black and of metal construction and thereafter so maintained.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 16 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 architectural composition and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 17 The design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be as per the details submitted as part of approved condition compliance application ref. H14-0471-20. 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 character and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 18 The development shall be constructed in accordance with the large scale details relating to eaves, chimneys, verges and parapets submitted as part of approved condition compliance application ref. H14-0471-20.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 19 The landscaping scheme submitted as part of approved condition compliance application ref. H14-0616-19 shall be carried out and completed in its entirety during the first planting season following practical completion of the development. 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 Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 20 The scheme of boundary treatment submitted as part of approved condition compliance application ref. H14-0471-20 shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 21 The external illumination of all buildings and areas of the site shall be in accordance with the details submitted as part of approved condition compliance application ref. H14-0616-19. There shall be no external illumination other than that so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the architectural and historic character of the Conservation Area and to prevent light pollution.

This Condition is imposed in accordance with Policies 2, 3, 29 and 30 of the South East Lincolnshire Local Plan, 2019.

- 22 The construction process shall be carried out in accordance with the Pre-Construction Health and Safety Information Plan submitted as part of approved condition compliance application ref. H14-0471-20.

Reason: In the interests of the amenity of local residents.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 23 The development shall be carried out in accordance with the surface water drainage scheme submitted as part of approved condition compliance application ref. H14-0616-19 and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

- 24 Foul water disposal shall be in accordance with the details submitted as part of approved condition compliance application ref. H14-0616-19. The details so approved shall be

implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained and to avoid pollution.

This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

- 25 The development shall be constructed in accordance with the details of site levels and floor levels submitted as part of approved condition compliance application ref. H14-0471-20.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.

This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019.

- 26 The development shall be constructed in accordance with the details of the infrastructure to ensure the availability of water supplies to the Fire Service in the event of an emergency submitted as part of approved condition compliance application ref. H14-0616-19. The details as approved, including timings, shall be fully implemented before the development is first brought into use and shall be retained thereafter.

Reason: In the interests of fire safety.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

- 27 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by RM Associates, dated October 2019) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority. In particular, the following measures shall be fully implemented before any property is first occupied:

- Finished floor levels for the proposed dwellings shall be set no lower than 300mm above ground levels at 3.20mAOD
- Flood resilient construction measures shall be incorporated throughout the development
- The dwellings shall be two storey

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 Policies 3 and 4 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

- 28 Where trees are to be retained on site they shall be protected prior to site clearance and during construction work as follows:

i) chestnut pale or similar fencing 1.5 metres in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees or the Root Protection Area (RPA), whichever is the greatest. 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 of the trees to be retained;
- iii)no services shall be routed under the spread of the crowns of the trees to be retained;
- iv)soil levels should not be altered around the bases of trees;
- v)no retained tree shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority;
- vi)if any tree which is to be retained dies or is to be removed it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.

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

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2019.

- 29 The development hereby permitted shall be carried out in accordance with the recommendations of the submitted Tree Surveys covering the site (CBE Consulting, dated 13th September 2016 report refs: P1162B/0916/01 & P1162C/0916/01) (accompanying application ref. H14-0956-16) as relates to trees within the site boundary.

None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority. If any tree which is to be retained dies or is to be removed it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.

Note: the applicant is reminded that a number of trees are situated within the Pinchbeck Conservation Area and, as such, any works to these trees requires the standard 6 weeks notification in writing by the Local Planning Authority and are not automatically approved as part of the development hereby permitted. Please note also that two oak trees are subject to Pinchbeck Tree Preservation Order No.16 2017 and an application will be required for any proposed works.

Reason: To ensure the protection of existing trees on the site, in the interests of the visual amenity of the locality.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2019.

- 30 The existing hedge along the western boundary of the site shall be retained and maintained in accordance with the details submitted as part of approved condition compliance application ref. H14-0616-19. In the event of the existing hedgerow being removed or dying, it shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. The new hedgerow plants shall be maintained by the owner or owners of the land on which they are situated in perpetuity and all losses shall be made good as and when necessary.

Reason: To ensure the protection of the existing hedges on the site, in the interests of the

visual amenity of the locality.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 15 of the National Planning Policy Framework, 2019.

- 31 The development hereby permitted shall be carried out in accordance with the recommendations of the approved Extended Phase 1 Habitat Survey (Delta-Simons, 16-0323.02, July 2016) accompanying application ref. H14-0956-16.

Reason: In the interests of nature conservation, species protected under the Wildlife and Countryside Act, 1981 and the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with advice within Section 15 of the National Planning Policy Framework, 2019.

- 32 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), none of the following developments or alterations shall be carried out.

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
- ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
- iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration 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, permission having been granted on the basis that the development would deliver a high quality of design.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it 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.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

Lincolnshire Fire and Rescue requires a minimum carrying capacity for hard standing for pumping appliances of 18 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 part B5.

To prevent any nuisance arising from the site, there should be no development within 15 metres from the boundary of the nearby Anglian Water pumping station.

Prior to the submission of details for any access works within the public highway you must contact the Head of Highways on 01522 782070 for application, specification and construction information.

This planning permission is subject to an Agreement under Section 106 of the Town & Country Planning Act 1990 dated 10th January 2019 and can only be implemented as a consequence of meeting the provisions of that Agreement



Phil Norman
Planning and Building Control Manager
South Holland District Council

30th September 2020

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

The **COMMON SEAL** of **SOUTH
HOLLAND DISTRICT COUNCIL**

was hereunto affixed
in the presence of:-

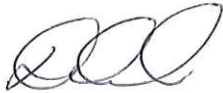

Authorised Signatory



SIGNED as a **DEED** by
MELBOURNE HOLDINGS LIMITED
acting by a Director in the presence of



Witness:



Emma Giles

*c/o Melbourne Holdings Ltd
Station Road
Heckington*