

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H15-0930-14 **Received:** 5th November 2014 **Type:** FULL

Name: Mr & Mrs Burdall
Crosskeys Farm
Quadrang Bank
Quadrang
Spalding
Lincs
PE11 4RE

Agent: Weston Design Ltd
2 Austendyke Road
Weston Hills
Spalding
Lincs
PE12 6BX

Description: Fishing lake for private use

Location : CROSSKEYS FARM QUADRANG BANK
QUADRANG 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. WES/1690/14/00, WES/1690/14/01 and WES/1690/14/02A.

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

- 3 Notwithstanding the submitted details, before construction of the lake is commenced a detailed scheme of indigenous landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority.
It shall include details of position, species and planting height of any new planting.

Reason: To ensure a satisfactory development, in the interests of nature conservation and the visual amenities of the area in which it is set.

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

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006, which seeks to safeguard, enhance and extend the amenity, wildlife and landscape quality of the district.

- 4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owners of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006, which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

- 5 The lake shall be restricted to domestic and residential purposes in conjunction with the associated dwelling on the site currently known as Crosskeys Farm, Quadring Bank and not used in connection with any trade or business.

Reason: To define the permission and for the avoidance of doubt.

The Local Planning Authority has acted positively and proactively in determining this application, having engaged with the Applicant at the pre-application stage, and by assessing the subsequent 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:

The Black Sluice Internal Drainage Board have pointed out that it remains the applicant's responsibility to ensure that all elements of the scheme are carried out as per the amended plan provided, and that the applicant understands that should the scheme fail due to any miscalculation or the retention volumes, or poor construction and maintenance of the feature which may result in any future flooding, then they will be responsible for any costs or damages which may result.

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



Paul Jackson
Planning Manager
2nd February 2015

H15-0930-14

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.