

FILE COPY

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H16-0066-15 Received: 28th January 2015

Type: OUTLINE

Name: Miss C Blundell
93 Tabley Road
London

N7 0NB

Agent: Tudor Design
The Barn Garden Centre
Gunthorpe Road
Paston Parkway
Peterborough
Cambs
PE4 7AD

Description: Residential development - erection of dwelling

Location : 1A Hereward Road Spalding
Linc

**South Holland District Council hereby give notice that OUTLINE
PLANNING PERMISSION HAS BEEN GRANTED for the development in
accordance with the application submitted, subject to the following:**

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

i) the landscaping of the site.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed landscaping of the site. This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

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PE11 2XE

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facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

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

TD/AOV171/01, TD/AOV171/02 received 28th January 2015.

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

- 4 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials for new fences/walls, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved 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 Policy SG14 of the South Holland Local Plan 2006.

- 5 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

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 and to reduce the risk of and impact from flooding.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 6 A wall or fence of 2 metres in height, the detailed design and materials of construction of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the west boundary of the site before the development hereby permitted is first brought into use and shall thereafter be so maintained.

Reason: In order to ensure that the site is adequately screened, 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 Policy SG14 of the South Holland Local Plan 2006.

- 7 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local

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Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

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 Policy SG14 of the South Holland Local Plan 2006.

- 8 Before any development commences on site details of securing the site boundaries during construction with Herras style fencing or similar shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented at all times until all construction works are completed.

Reason : To ensure that the Local Planning Authority retains control over the construction process and in the interest of the safety and amenity of neighbours. This Condition is imposed in accordance with Policy 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):

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. It is advised that future occupants register with the Environment Agency's Floodline Warnings Direct Service

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Paul Jackson
Planning Manager

28th April 2015

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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.