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TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL REQUIRED BY CONDITION OF PERMISSION

Reference: H16-0197-19 **Date of Decision:** 26th April 2019

Applicant: Burmor Construction Ltd
Burmor House
Sunderland Road
Northfields Industrial Estate
Market Deeping
PE8 8FD

Location: Land Off Willow Walk Spalding Lincs

Description: Details of Conditions 3 (contamination of land or pollution of controlled waters), 4 (external materials of construction), 5 (external boxes for gas and electricity supplies and of any gas flues and soil vent pipes), 8 (landscape management and maintenance schedule), 9 (means of storage and disposal of refuse and recycling), 10 (construction management to minimise disturbance during the construction process), 11 (prevent the deposit of mud on public highways), 15 (surface water drainage scheme), 16 (design and location of all lighting) & 17 (existing and proposed site levels and proposed floor levels) of H16-0283-17

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission.

- 1 Notwithstanding the details included within the Construction Management Plan, the hours of construction working shall be confined to

Monday to Friday: 8am to 6pm
Saturdays: 8am to 1pm
Sundays and bank holidays: No work permitted.

as agreed by the Email of agent Burmor Projects dated 15 April 2019 13:37

Reason: In the interests of the residential amenity of adjoining occupiers. This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019

Notes:

The determined plans are:

Application Form

Email of agent Burmor Projects dated 15 April 2019 13:37 confirming hours of working

Traffic Route Map (large scale)

Traffic Route Map (small scale)

SITE SET UP PLAN

1001 P04 (layout)

4000 P02 (Plots 1-5)

4001 P02 (Plots 6-9 and 15-16)

4002 P02 (Plots 10-14)

4003 P01 (Plots 17-20)

07-0123-005 P2 External Levels

07-0123-006 P2 External Works

07-0123-007 P2 Domestic Drainage Layout

Remedial Method Statement GML18246/4/1 Revision 1

Construction Management Plan. Also see Condition 1 above.

1830 LTG 5000 Street Lighting Layout

Lighting Design Report 1830 12 February 2019

Materials Schedule 18011

Drainage Strategy Report by G30 Consulting Document Reference DSR/001 Dated 22nd November 2018

Environmental Factual & Interpretive Report Project No.: 4926

Exploratory Hole Layout Plan GML18246 005

For the avoidance of doubt the bricks to be used to the external walls of the development hereby permitted are as follows:

Brick Matters Sabre Buff Multi

Brick Matters Sabre Red Multi



Phil Norman
Planning and Building Control Manager
South Holland District Council

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

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice OR the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.