Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Lindum Group
Lindum Business Park
Station Road
North Hykeham
Lincoln
LN6 3QX

TOWN AND COUNTRY PLANNING ACT 1990
RESERVED MATTERS

Reference: H16-0459-19 **Date of Decision:** 5th August 2019

Applicant: Longhurst Group Ltd
Leverett House
Gilbert Drive
Boston
Lincs
PE21 7TQ

Location: Former Welland Hospital Roman Bank Spalding

Description: Residential development of 36 dwellings and associated works - Outline approval H16-0853-17. Submission of reserved matters relating to Access, Appearance, Landscaping, Layout and Scale.

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

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

Application Form
Location Plan L5-149-00
Existing Site Plan L5-149-01
Block Plan L5_149_02G
Proposed Site Plan L5_149_03J
Block Plan L5_149_04G
Landscape Plan L5_149_08C
Floor Plans 2 Storey 3 Bed Semi-Detached Unit JV-149-10C
Floor Plans 2 Storey 3 Bed Semi-Detached Unit JV-149-11B
Floor Plans 3 Story 3 Bed Terraced Units JV_149_12C

Floor Plans 3 Story 3 Bed Terraced Units JV_149_13C
Floor Plans 3 Story 2 Bed Semi-Detached Units JV-149-14B
Floor Plans 3 Story 2 Bed Semi-Detached Units JV-149-15B
Elevations Red Brick 2 Storey 3 Bed Semi-Detached Unit JV_149_20B
Elevations Buff Brick 2 Storey 3 Bed Semi-Detached Unit JV-149-21A
Elevations Buff Brick 2 Storey 3 Bed Semi-Detached Unit JV-149-22A
Elevations Buff Brick 2 Storey 3 Bed Semi-Detached Unit JV_149_23B
Elevations Hip Roof 2 Storey 3 Bed Semi-Detached Unit JV-149-24A
Elevations 3 Story 3 Bed Terraced Units JV_149_25C
Elevations 3 Story 3 Bed Terraced Units (Handed) JV_149_26B
Elevations 3 Story 2 Bed Semi-Detached Units JV_149_27B
Elevations 3 Story 2 Bed Semi-Detached Units JV_149_28B
Section A-A 2 Storey 3 Bed Semi-Detached Unit JV-149-40
Section B-B 3 Story 2 Bed Semi-Detached Units JV-149-41A
Section B-B 3 Story 3 Bed Terraced Units JV-149-42A
SITE 1 DRAINAGE & LEVELS LAYOUT P19062-HWA-ZZ-XX-DR-C-5001 P01
SITE 2 DRAINAGE & LEVELS LAYOUT P19062-HWA-ZZ-XX-DR-C-5011 P1

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

2 Facilities for the storage of one bicycle (minimum) within the curtilage of each dwelling shall be provided prior to the occupation of each dwelling.

Reason: To ensure that suitable storage of bicycles is provided for residents within the development.
This Condition is imposed in accordance with Policy 3 of the South East Lincolnshire Local Plan, 2019.

3 Before each dwelling (or other development as specified) is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development and that the roads and footways are completed within a reasonable period following completion of the dwellings.
This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

4 No dwelling shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, have been completed to binder course level.

Reason: To ensure construction and delivery vehicles, and the vehicles of site personnel may be parked and/or unloaded off the existing highway, in the interests of highway safety and the amenity of neighbouring residents.

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

5 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the local planning authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.
This Condition is imposed in accordance with Policy 2 of the South East Lincolnshire Local Plan, 2019.

6 The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:
- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the
operation of the drainage system throughout its lifetime.

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 permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.
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.

Notes:

Please note that drainage layout plan reference P19062-HWA-ZZ-XX-DR-C-5011 P1 is based upon a superseded layout and is not to be used for layout purposes.

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



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 Authroity 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.