FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Planning Permission

Reference: H16-0523-15 **Received:** 9th June 2015 **Type:** FULL

Name: Wellington Pub Company
C/O Caldecotte Consultants
15 London House
Swifens Yard
Stoney Stratford
Bucks
MK11 1SY

Agent: Caldecotte Consultants
15 London House
Swinfens Yard
Stony Stratford
Bucks
MK11 1SY

Description: Change of use from A4 Public House to C3 Dwelling House

Location : THE GOLDEN BALL RIVER BANK
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. 6050-15, 6050-16, 6050-18-B, 6050-19-B, 6050-20-A, 11367ea 01, 11367ea 02A and 11367ea 03A, Flood Risk Assessment (Prepared by Geoff Biel Consultancy dated October 2010), Protected Species Survey (Prepared by Andrew P Chick dated April 2015).

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

3 The finish of the walls to be rendered shall match the render of the principal existing building on the site in terms of colour and texture and shall thereafter be so maintained. Such rendering and colouring shall be completed within one month of the development hereby permitted being first brought into use.

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Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006.

4 The roof tiles utilised in carrying out the development hereby permitted shall match as closely as possible those of the principal existing building on the site.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006.

5 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and in particular the following mitigation measures:

i) Flood resilient and resistant construction techniques shall be incorporated throughout the development.
ii) There shall be no bedrooms at ground floor level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied with the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Informative to the applicant: We strongly recommend that the site owners register with the Environment Agency's free Floodline Warnings Direct Service in accordance with the recommendation of the Flood Risk Assessment.

6 The development shall be carried out in accordance with the recommendations of the approved Protected Species Report (dated April 2015).

Reason: To ensure that the potential impact of the development on protected species is properly mitigated. This condition is imposed in accordance with guidance set out in Section 11 of the National Planning Policy Framework, 2012.

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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 within the statutory timeframe 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

Paul Jackson
Planning Manager

24th July 2015 ***H16-0523-15***

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.