Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0711/03 Received: 04-JUN-03 Type: FULL

Name: G P Construction & Devl. Ltd.
Elmwood House
3 Bourne Road
Langtoft
Peterborough. PE6 9LR

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Erection of two storey 'chalet' style dwelling

Location : Plot 1 Mercia Lodge Pinchbeck Road
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 five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 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 owner(s) 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.

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4 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

5 Before any development is commenced details of a lighting scheme for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed before the dwelling is occupied.

Reason: In the interests of security.

Note(s):

The determined plans are:
Dwg. no. 1589.SD2A received 4 June 2003.

The Environment Agency has objected to the proposal given the absence of a Flood Risk Assessment (FRA) under the provisions of Planning Policy Guidance Note No. 25 'Development and Flood Risk', July 2001. However, you are advised that this Council published a Strategic Flood Risk Assessment (SFRA) in February 2003 which shows the application site to be within an area adequately defended by existing Drainage Board systems. The Council is therefore satisfied that in this instance planning permission can be approved without the requirement of a Flood Risk Assessment. The Environment Agency has been notified of this decision.

Details of the Council's SFRA are available at the Council Offices, Priory Road, Spalding or on the Council's web-site, www.sholland.gov.uk.

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Levisons

Head of Planning & Development
30 JUL 2003 H16/0711/03

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. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Erection of two storey 'chalet' style dwelling

Location : Plot 1 Mercia Lodge Pinchbeck Road
Spalding

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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Reason: In the interests of visual amenity.

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Note(s):

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Head of Planning & Development
28 JUL 2003

H16/0711/03

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Acting Director of Customer Services