

SOUTH HOLLAND DISTRICT COUNCIL

Report of: Development Manager

To: Planning Committee - 14 November 2018

(Author: Mark Simmonds - Planning Officer)

Purpose: To consider Planning Application H16-0738-18

Application Number: H16-0738-18

Date Received: 23 July 2018

Application Type: FULL

Description: Erection of 12 apartments (use class C3) and a flexible commercial use at ground floor (use classes A1, A2, A3 or D1).

Location: Land adjacent to Station Street Spalding

Applicant: Cley Developments Ltd

Agent: Robert Doughty Consultancy Ltd

Ward: Spalding St Johns

Ward Councillors: Cllr G K Dark
Cllr J D McLean

You can view this application on the Council's web site at

<http://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H16-0738-18>

1.0 REASON FOR COMMITTEE CONSIDERATION

1.1 Objections received, design and policy issues, which merit Committee consideration.

2.0 PROPOSAL

2.1 Erection of 12 apartments (use class C3) and a flexible commercial use at ground floor (use classes A1, A2, A3 or D1).

2.2 The apartments would be 4x1 bed studio flats, 4x1 bed flats (of which 3 are the affordable contribution) and 4x2 bed flat.

2.3 As above, three of the apartments would be affordable units thereby complying with the requirement for affordable housing contributions.

3.0 SITE DESCRIPTION

3.1 The site is located within the Spalding Conservation Area and has a number of Listed Buildings to the east and south.

3.2 Planning permission has been granted twice before for a four storey pitched roof development.

3.3 This application seeks a more modern and bold design to create a focal point at this point in the Town Centre and Conservation Area.

- 3.4 There is a mixed townscape of historical buildings and more modern buildings particularly on the edges of the Conservation Area.

4.0 RELEVANT PLANNING POLICIES

4.1 The Development Plan

South Holland District Local Plan, July 2006

The South Holland Local Plan 2006 was formally adopted on 18 July 2006. Following a direction from the Government Office for the East Midlands under paragraph 1(3) of Schedule 18 to the Planning and Compulsory Purchase Act 2004, as of 18 July 2009 only certain Local Plan policies have been extended and continue to form part of the development plan. In the context of those saved policies referred to below, it is considered that the Local Plan was adopted in general accordance with the Planning and Compulsory Purchase Act 2004 (albeit under the transitional arrangements). Those policies referred to below are considered to accord with the thrust of guidance set out in the National Planning Policy Framework and should therefore continue to be given substantial weight in the decision making process.

Policy SG1 - General Sustainable Development
Policy SG2 - Distribution of Development
Policy SG3 - Settlement Hierarchy
Policy SG11 - Sustainable Urban Drainage Systems (SUDS)
Policy SG14 - Design and Layout of New Development
Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists
Policy SG16 - Parking Standards in New Development
Policy SG17 - Protection of Residential Amenity
Policy SG18 - Landscaping of New Development
Policy HS4 - New Housing in Spalding and the Area Centres (Other Towns and Donington) (Non-Allocated Sites)
Policy HS8 - Affordable Housing
Policy HS11 - Open Space In New Residential Developments

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

National Planning Policy Framework (NPPF), July 2018

Paragraph 11 - The presumption in favour of sustainable development
Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places
Section 14- Meeting the challenge of climate change, flooding and coastal change

Planning Practice Guidance (PPG), 2014

5.0 RELEVANT PLANNING HISTORY

- 5.1 H16-0694-11 Proposed unit for A1, A2 and A3 use with 6 two bed flats over - Approved 4/9/11.
H16-0846-11 Conservation Area Consent for demolition of air raid shelter - Approved 4/9/11.
H16-0805-03 New A1, A2 and A3 retail space with 6 two bed flats over - Approved 26/11/03.
H16-0806-03 Demolition of existing single storey building - Approved 25/9/03.

And to the rear of the site in Victoria Street:

H16-0601-17 APPROVED

Victoria Street, Spalding Erection of 7 apartments, including part demolition of existing brick building.

6.0 REPRESENTATIONS

6.1 SHDC Ward Member

Cllr J D McLean, - Objection - not in keeping.

"Extremely tall, to the point of overbearing all surrounding properties/buildings. Design is also far from in keeping. It is central, and located within the conservation area, therefore it should be in keeping with the largely historically appropriate surrounding buildings."

6.2 LCC County Highways & SUDS

Comments.

6.3 Environment Agency

No objection.

6.4 Anglian Water

Advises conditions.

6.5 Pedals

Support/comments.

6.6 SHDC Environmental Protection

Comments/Condition.

6.7 NHS England

No contribution sought.

6.8 Police

Comments.

6.9 LCC Education

No contributions sought.

6.10 Internal Drainage Board

Comments.

6.11 SHDC Housing Strategy

Should the development be permitted the current policy requires 1/3 of the development to be provided as affordable housing to meet district wide housing needs. However, given the direction of travel with the soon to be adopted emerging Local Plan, which requires 1/4 of the development to be provided as affordable housing based on viability evidence within the Whole Plan Viability study, Strategic Housing recommends that 1/4 (25%) of the development should be provided as affordable housing.

6.12 The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2018, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

- 6.13 As this is a flatted development in central Spalding the affordable contribution should be provided as 3 x 1 bedroom apartments as affordable housing for rent.
- 6.14 It would be preferable for the affordable housing to be secured through a s106 agreement. The s106 agreement should include an agreed affordable housing scheme detailing the tenure, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.
- 6.15 It would be preferable for the homes to be built to the 'National Space Standards'. As a minimum the affordable homes should be built to the former Housing Corporation Design and Quality standards which for this development would be at least:
1 beds 2 person 45sqm
Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.
- 6.16 The developer should also seek to secure a Registered Provider for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the developer require this.

6.17 Public

- Objections;
- Parking (lack of)
- Impact on Conservation Area,
- Visual impacts,
- Refuse arrangements,
- Questioning if meets affordable housing definition,
- Critique of Heritage Statement,
- Disputing findings of consultant submitting the application,
- Construction storage.

"The proposed planning application I find will be overbearingly tall and overshadowing all surrounding properties in the immediate area and is not in keeping within the conservation heritage area of the district".

(Also Non-planning/non material issues raised regarding the Heritage Statement).

7.0 MATERIAL CONSIDERATIONS

- 7.1 The application proposal is to develop the land for a mixed-use 5 storey development, with a commercial use on the ground floor which might be used for retail use (use class A1), financial and professional services (use class A2), cafe/restaurant (use class A3) or a Dental Surgery (use class D1) and the remaining 4 storeys to accommodate 12 flats.
- 7.2 This is a full application for the development of a vacant area of land on the corner of Station Street, Spalding.
- 7.3 The proposal is for a 5 storey high building, accommodating apartments on 4 floors and with commercial development on the ground floor.
- 7.4 This application site has been the subject of a number of applications over a quite a long period, with previous approvals for multi-storey buildings, although the previous approvals were for more traditional designs and this new application is for a very bold, modern building as a sharp contrast to the previous applications.
- 7.5 The application site sits within the town centre conservation area. It is therefore required that the design of any new development preserves or enhances the character and appearance of the conservation area. The character of the locality is of a range of architectural styles with buildings which date from the mid 19th century through to the later 20th century.

The development on the site needs to sit alongside two storey residential/commercial properties

which comprise the majority of Victoria Street as well as the nearby purpose built later 19th century commercial buildings that front Station Street which are of 3 storeys in height.

This had led to further negotiation and the submission of an amended scheme.

7.6 The key material issues for considerations in this application are:

- Policy and Principle of Development;
- The impact of development upon neighbouring amenity;
- Impact on the Conservation Area;
- Design
- Neighbour Amenity
- Parking
- Drainage
- Refuse
- Affordable Housing

7.7 Policy

7.8 The site is located within the defined settlement limits of Spalding as outlined in the South Holland Local Plan, 2006, and part of the application site is within the development boundary. In this instance, the relevant policy context is Policy HS4 - New Housing in Spalding and the Area Centres (Other Towns and Donington) (Non-Allocated Sites).

7.9 This states that:

Residential development will be permitted on suitable sites within Spalding and the Area Centres, where the following criteria are satisfied:

- 1) The site is within the defined settlement limits, as shown on the proposals map; and
- 2) The site constitutes brownfield land, unless it can be demonstrated that no suitable brownfield sites are genuinely available.

7.10 The existing site is an odd, triangular shaped waste ground with a small redundant single storey building and the appearance detracts from the character of the conservation area and the neighbouring listed buildings. Redevelopment of the site will benefit the community in terms of the provision of much needed modern housing. It is also considered that the overall character and appearance of the conservation area will also be improved.

7.11 Summarily, the proposed development can only be seen to have a positive impact within social, economic and environmental contexts.

7.12 This principle is also reflected in Policy EC3 - Existing Employment Areas/Premises, where proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages will be permitted provided they are acceptable in terms of environmental impact and the level of traffic movement

7.13 Exceptionally, the redevelopment and/or change of use to non-employment uses will be permitted where the existing use is unsatisfactory or where the benefit of the proposed use outweighs the need to retain the existing use.

7.14 The proposed development seeks to make better use of a poorly presented site.

A redevelopment of the site offers many opportunities as already discussed above and will have

significant benefits to both the community, the environment and the local economy, as businesses are likely to be supported by the need to provide services to the new residents. The urban location also ensures that the development will be sustainable and reduce the need to travel by car.

- 7.15 Paragraph 11 of the NPPF is quite clear that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.
- 7.16 The Council cannot currently demonstrate a 5-year supply of deliverable sites as per the provisions of NPPF. In the context of the objectively assessed need identified in the Council's Strategic Housing Market Area Assessment (SHMA), and including a 20% buffer by virtue of a persistent under delivery of housing, the Council cannot currently demonstrate a 5-year supply and the presumption in favour of sustainable development applies.
- 7.17 As at 31st March 2017. South Holland District Council was currently producing a joint Local Plan (the South East Lincolnshire Local Plan) in conjunction with Boston Borough Council. The Publication Version of the South East Lincolnshire Local Plan, which is to be published for consultation on 10th April 2017, identifies a housing requirement for 11,125 new homes to be built between 2011 and 2036 (an average of 445 per annum) in South Holland.
- 7.18 However, account must be taken of housing completions between 1st April 2011 and 31st March 2017, and any under or over-supply during that period. A total of 1,498 homes were completed over that period. Over the last six years, the number of new homes built has fallen considerably short of the requirement identified. In total, it represents an undersupply of 1,172 homes when compared against the basic requirement.
- 7.19 Given the central urban location of the site, there is a clear precedent that the area is in need of growth to accommodate the needs of its residents and there is not considered to be a policy objection to the development in principle and on the matter of sustainability when assessed against Policy SG1 of the Local Plan 2006. Much of this land at the moment requires extensive management and maintenance. By redeveloping it for an alternative but sustainable use as illustrated by the proposal, it will encourage the reuse of redundant brown field site.
- 7.20 As such, as per the provisions of the NPPF, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.
- 7.21 In light of all this information and policy deliberations, it is considered that a development of the size proposed is not out of keeping with the likely strategic future role and function of Spalding as a Main Town. As such, as per the provisions of the NPPF, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted.
- 7.22 The principle of residential development in policy terms is acceptable. The number of new dwellings proposed is not considered to be excessive or of a nature that would cause significant detrimental harm to the amenity of the area. However, the remainder of this section of the report considers the other material considerations to be taken into account in determining whether any adverse impacts would result in a refusal of permission.
- 7.23 The impact of development upon neighbouring amenity
- 7.24 Concerns raised regarding overlooking, loss of privacy, noise, and lack of on site parking have been duly considered at length with statutory consultees. The plans show a layout that sits well and is highly articulate for a site that is very irregular in shape.
- 7.25 It is considered that the design and location of the proposed building, on the heavily constrained site with no real options for siting, the development will not unduly impact on the privacy and

amenity of the occupiers of properties adjacent to the site.

7.26 In any case it is in the context that there have been previous approvals for four storey buildings with large roofs on the same site the scale and massing is comparable.

7.27 Policy SG17 - Protection of Residential Amenity states that planning permission will be granted for development which would not cause material harm to residential amenity.

7.28 In considering proposals the following criteria will be taken into account:-
1) the extent of any overlooking or loss of privacy;
2) the extent of any overbearing or overshadowing effect;
3) potential noise nuisance including that associated with vehicular activity;
4) the levels of smell, emissions and pollutants.

7.29 The level of detrimental harm is not considered to be significant as a result of this development.

7.30 Issues relating to the pressure and strain of existing infrastructure (utilities, services and facilities) are noted. However, there have been no objections from infrastructure providers. Further details will be required and conditioned such as drainage plans and strategy to protect environmental amenity.

7.31 Impact on the Conservation Area.

7.32 The following heritage assets were identified by the applicant in the HIA;

- Grade II Police Station
- Grade II* 1 Sheep Market
- Grade II 18 Hall Place
- Grade II 19 Hall Place
- Grade II 3 Chapel Lane
- Grade II 3-5 New Road
- Grade II 3a New Road
- Grade II* White Hart Hotel
- Spalding Conservation Area

and of particular note;

- Grade II Police Station (now in residential use) and - the Grade II Sessions House.

In relation to these two assets the HIA states;

- "as the Police Station is essentially surrounded by development and set back from the road frontage, the application proposal will have no effect on the setting of this building".

- Grade II Sessions House

"The Sessions House is located along The Crescent road frontage and faces east and whilst formerly a public building it is now believed to be in private ownership following the closure of the Magistrates Court. The distance between the application site and those heritage assets listed above means that the only significant view where the proposal and Listed Building are seen together in the same vista is walking along The Crescent into the Sheep Market. Here, the Grade II Listed Sessions House can be seen with the proposal beyond the single storey flat roofed building on the northern corner of Victoria Street and The Sheep Market. The proposal has been designed (see Design Statement) to ensure that the building addresses the public viewpoints and it is considered that the view across The Sessions House, which is no longer a public building, will be enhanced through the redevelopment of the application site.

7.33 A significant positive pointed to by the applicant;

"Sheep Market into Station Street corner will once again have a building which reinforces this transition between the open former market place (now a car park) and the narrower Station Street.

With regard to the Grade II* 1 Sheep Market. Number 1 Sheep Market is a Grade II* Listed Building.

"The Spalding Conservation Area Appraisal states that this building (also known as The Priors Oven) is presumed to be one of the oldest buildings in Spalding, built in approximately 1230AD. There is a fleeting view when alongside 1 Sheep Market looking south west through the Sheep Market but there are intervening trees and the foreground view is dominated by the public conveniences. The intervisibility between the two is minimal and it is considered that there will be no detrimental impact on the setting of the Listed Building."

- 7.34 The proposal has undergone a significant pre-application consultation with SDHC, with a presentation to a Member steering group and discussions with officers, officers felt this design was a contemporary interpretation of traditional buildings adjacent to the site would be appropriate, with careful analysis of the proportions and detailing that exist nearby.
- 7.35 The proposal is for a contemporary design - The design respects the character of the conservation area in terms of scale and massing although modern materials are utilised. The design has been informed by the character, scale, and proportions of not only the neighbouring listed buildings but also the large scale and mixed era and styles of the modern buildings around the fringes of the Conservation Area, this larger context helps to assimilate the contemporary design with its historic context.
- 7.36 **Parking**
- 7.37 Highways do not object and there is local authority parking provision is available locally (The Vista, Victoria Street, Holland Road, Winfrey Avenue), where season tickets would be available to the residents.
- 7.38 The proposed development seeks to re-use previously developed land in a central urban location to provide sustainable development. Extensive on-site parking facilities are not required as bus and train services are available a short distance away and employment opportunities exist within the town.
- 7.39 **Drainage**
- 7.40 There are no objections from statutory bodies and no reason to refuse the application on drainage grounds, the use of conditions can control drainage.
- 7.41 **Refuse:**
- 7.42 The applicant has negotiated with Environmental Services to have a set amount of wheelie bins and refuse sacks (with space inside the building to hold these) and a private management clause in the tenancy agreement to ensure the waste is controlled to avoid detriment to the amenity of the area and only placed out on the street on the appropriate collection day.
- 7.43 Conclusion
- 7.44 The development complies with local plan policy and the lack of a formally adopted 5 year housing land supply means that the guidance within the NPPF takes additional urgency and the development is considered to be sustainable in nature and to comply with NPPF guidance and will help deliver much needed housing.
- 7.45 Objections raised have been deliberated upon and it is considered that the the applicant has taken a considered approach towards design and layout given the constraints that the site and adjacent areas present.
- 7.46 This application is, on balance, and in light of the recommendations made by statutory consultees, acceptable in planning terms and the merits of a residential development on a site located within the settlement boundary, the role and function of Spalding as a Main Town and associated potential housing growth targets is considered sustainable and acceptable in line

with Local Plan Policies.

8.0 RECOMMENDATIONS

- 8.1 **Grant Permission subject to those Conditions listed at Section 9.0 of this report and subject to the satisfactory completion of a S106 Legal Agreement to secure affordable housing at 25%.**

9.0 CONDITIONS

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:
Site Location;

Drw No 1024-2-PL-LP01
Drw No 1024-2-PL-SP01
Drw No 1024-2-PL-BP01
Drw No 1024-2-PL-VS01
Drw No 1024-2-PL-VS02
Dwg. no. 1024-2.PL.EL01
Drw No 1024-2-PL-PL01

Design and Access Statement by Robert Doubty Consultancy
Flood Risk Assessment by Robert Doubty Consultancy
Heritage Asset Statement by Robert Doubty Consultancy

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

3. No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
 2. A methodology and timetable of site investigation and recording
 3. Provision for site analysis
 4. Provision for publication and dissemination of analysis and records
 5. Provision for archive deposition
 6. Nomination of a competent person/organisation to undertake the work
 7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.
- The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

4. The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 3 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5. A copy of the final report required in connection with Condition 3 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in the National Planning Policy Framework, 2018.

6. A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Broad Street and residential amenity.

Reason: In the interests of the amenity of local residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

7. The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures:
- i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
 - ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
 - iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.
 - iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan, 2006.

8. Details of the means of storage and disposal of refuse and recycling shall be submitted to and be approved by the Local Planning Authority and the development shall not commence in advance of that approval. The approved scheme shall be fully implemented before the occupation and shall thereafter be retained.

Reason: To ensure that adequate facilities are made available for refuse storage and disposal to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

9. A management plan for the areas of communal space including the refuse storage area including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted beyond oversight. The management of these areas shall be carried out in accordance with the details so approved.

Reason: To ensure that adequate provision is made available for the occupiers of the development hereby permitted and that provision is made for the management and maintenance of the communal and refuse areas.

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

10. No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason

To prevent environmental and amenity problems arising from flooding.

This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

11. No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason

To prevent environmental and amenity problems arising from flooding.

This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

12. Before the commencement of the development hereby permitted beyond oversight a schedule of external materials of construction of buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials 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 appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

13. Details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

14. Details of the window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

15. This planning permission is subject to an Agreement under Section 106 of the Town & Country Planning Act 1990 dated ***** and can only be implemented as a consequence of meeting the provisions of that Agreement
16. 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 subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

Background papers:- Planning Application Working File

Lead Contact Officer

Name and Post:	Richard Fidler , Development Manager
Telephone Number:	01775 764428
Email	rfidler@sholland.gov.uk

Appendices attached to this report:

Appendix A	Plan A
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