

Gedney, Oliver

From: Grant, David
Sent: 20 January 2021 11:37
To: _planningadvice
Subject: FW: 36-38 Holbeach Road H16-0900-20
Attachments: We sent you safe versions of your files; SW20-115-100 P3 - External Works and Parking Plan.pdf; Planning decision notice.pdf; Email - Holbeach Road Planning - David Grant request for extension of time 07.12.20.msg; Richmond Natural Utility Paving.pdf; Rough External Plan - Holbeach Road.pdf

Please add this supporting information to the above application.

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

I am on leave Thursday 21 January 2021 to Sunday 24 January 2021 (inclusive)

From: Ryan & Steve Directors <scottsparkdevelopmentsltd@gmail.com>
Sent: 20 January 2021 08:58
To: Grant, David <dgrant@sholland.gov.uk>
Cc: Fidler, Richard <rfidler@sholland.gov.uk>; sapconstruct@yahoo.com; Jeremy.stockagric@outlook.com
Subject: Re: 36-38 Holbeach Road H16-0900-20

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

Good morning David,

We desperately need these conditions signed off.

The original submission for the discharge of conditions was sent to you on 6th October 2020, so this has now been with you 15 weeks, with at least 2 extensions of time (prior to and then after Christmas), we were supposed to have the decisions 7th December, then 14th, then first week of January. We spoke on Monday where you confirmed that it was just a landscaping plan that was required so that your colleague could confirm the contamination condition. I have sent this rough plan over, and the accompanying explanatory email yesterday as agreed. Please see attached more formal plan from our Engineer showing the parking layout, the macadam surfacing to the front, and then slabbing as per our 2no. explanatory emails, PDF data sheets for the slabs and the rough plan. For the avoidance of any doubt, it will be hard landscaping (slabs) to all external areas not shown as macadam surfacing.

For ease of reference, please see attached a copy of the original submission email confirming all of the above and the plans etc, which we were still discussing this week, even though it was submitted in October.

With regards to the information for condition 11, we have agreed all relevant details with LCC Highways. The attached plan shows this and we attached the written confirmation from Highways that the plans are as

agreed. Condition 11 on the granted consent, it states that the vehicular access and then surface water runoff disposal needs to be agreed, and this has been done. As you can see, the SW will be collected in a private ACO type channel and enter into the private drainage on the scheme. As per comments at original planning, the drainage scheme of the previous on the site prior to demolition and also the lack of adequate ground, size or soil conditions for soakaways or similar, then there is no option but to dispose of the SW this way, all as agreed by LCC and your own building control department.

We can submit the Highway discharge now, however we simply cant wait until the 20th February for the sign offs. As we have previously discussed, these conditions are holding up our progress on site hugely and have been ongoing for months. We are unable to complete our development finance drawdowns, and we are awaiting commencement of the superstructure masonry works W/C 1st February 2021. Can someone in the planning department cast their eye on the Highways agreed plans, I will send you the correspondence where you can see that amendments were requested and actioned, and we can get at least an email confirming everything is in order before the formal paperwork comes out? This will at least enable us to continue working and moving forward, otherwise all works will have to cease now. This in our eyes is a compromise, especially seeing that we have been let down on every deadline given to us to date so far, you can understand our reticence to give more extensions of time.

Please do give me or my fellow owner and director Steven Parker (07775314737) a call should it be easier to discuss, however we await the receiving of the sign off discharges ASAP.

Kind Regards

Ryan Scott Bsc (Hons)

Director

07934 593431

For and on behalf of **Scott Park Developments Ltd**

On Wed, Jan 20, 2021 at 8:06 AM Grant, David <dgrant@sholland.gov.uk> wrote:

Dear Mr Scott,

Given the submission of new condition compliance information and the need to reconsult County Highways & SUDS, can I please request an extension of time to 20 February 2021?

Yours sincerely,

David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk

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I am on leave Thursday 21 January 2021 to Sunday 24 January 2021 (inclusive)

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Gedney, Oliver

From: Grant, David <dgrant@sholland.gov.uk>
Sent: 07 December 2020 15:27
To: scottparkdevelopmentsltd@gmail.com
Subject: 36-38 Holbeach Road H16-0900-20

Dear Mr Scott,

Unfortunately I have not managed to get this decision notice out to you in time. Can I please request a one week extension of time to 14 December 2020?

Yours sincerely,

David Grant | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

www.sholland.gov.uk

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Richard J Diggle Ltd
194 Broad Gate
Weston Hills
Spalding
Lincs
PE12 6DQ

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

TOWN AND COUNTRY PLANNING ACT 1990 FULL

Reference:	H16-0505-17	Date of Decision:	11th September 2017
Applicant:	Mr G & D J Winyard C/O Winyard Engineering Ltd 2/3 Cresswell Close Wardentree Lane Pinchbeck Spalding Lincs PE11 3TY		
Location:	36 Holbeach Road Spalding		
Description:	Erection of 6 two-storey dwellings (re-submission of H16-0542-16)		

South Holland District Council hereby give notice that this application has been **GRANTED** (or equivalent) subject to the following condition(s):

- 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:
Flood Risk Assessment (Prepared by prepared by S M Hemmings, dated 17 October 2016 and additional information prepared by S M Hemmings, dated 20 March 2017),
Surface Water Drainage Details (Email Received 21 June 2017), 15/1252-01A & 15/1257-02A.

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

- 3 The development permitted by this planning permission shall be carried out in accordance

with the approved Flood Risk Assessment (FRA) prepared by S M Hemmings, dated 17 October 2016 and additional information prepared by S M Hemmings, dated 20 March 2017) and the following mitigation measures detailed within the FRA:

- Finished floor levels will be set at 5.35m AOD.
- The dwellings will be two storey.
- Flood resilience and resistance measures will be incorporated into the proposed development as stated in the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within 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.

This Condition is imposed in accordance with Section 10 of the National Planning Policy Framework.

- 4 The bedroom windows to the rear elevations of the dwellings hereby permitted shall be obscure glazed using Grade 5 glass and thereafter so maintained.

Reason: To prevent overlooking in the interests of the amenity of nearby residents.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006 and with national guidance contained in Section 7 of the National Planning Policy Framework 2012.

- 5 Before the commencement of the development hereby permitted beyond oversight a schedule of external materials of construction of buildings and hard surfaced areas 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 character and appearance of the development and the visual amenity of the area in which it is set.

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

- 6 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and there shall be no variation from the details so approved.

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

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

- 7 Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree

planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan, 2006.

- 8 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

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

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.

- i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
- ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
- iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

- 10 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.

- 11 No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a 1.8 metre wide dropped vehicular access, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before any of the dwellings are occupied. Or in accordance with a phasing arrangement to be agreed in writing with the local planning authority.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety. 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 SG15 of the South Holland Local Plan, 2006

Notes:

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>

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.



Paul Jackson
Place 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.

UTILITY

Paving



Richmond,
Buff (B)

Pendle,
Buff (B)

Richmond,
Natural (N)

Pendle,
Natural (N)



Utility Paving
Pendle, Buff

No nonsense basic paving

Utility paving offers a hardwearing and effective solution when a basic paver is all that is required. Available in two surface finishes; Pendle is riven, whilst Richmond is flat. Not suitable for decorative areas for example patios.

	Sizes mm (nominal)	No. items/pack	No. /m ² *	Colours
Richmond	450 x 450 x 32	60	4.7	N B
	600 x 600 x 38	25	2.7	N B
Pendle	450 x 450 x 32	60	4.7	N B
	600 x 600 x 38	25	2.7	N B

*Assumes nominal 10mm joint width.

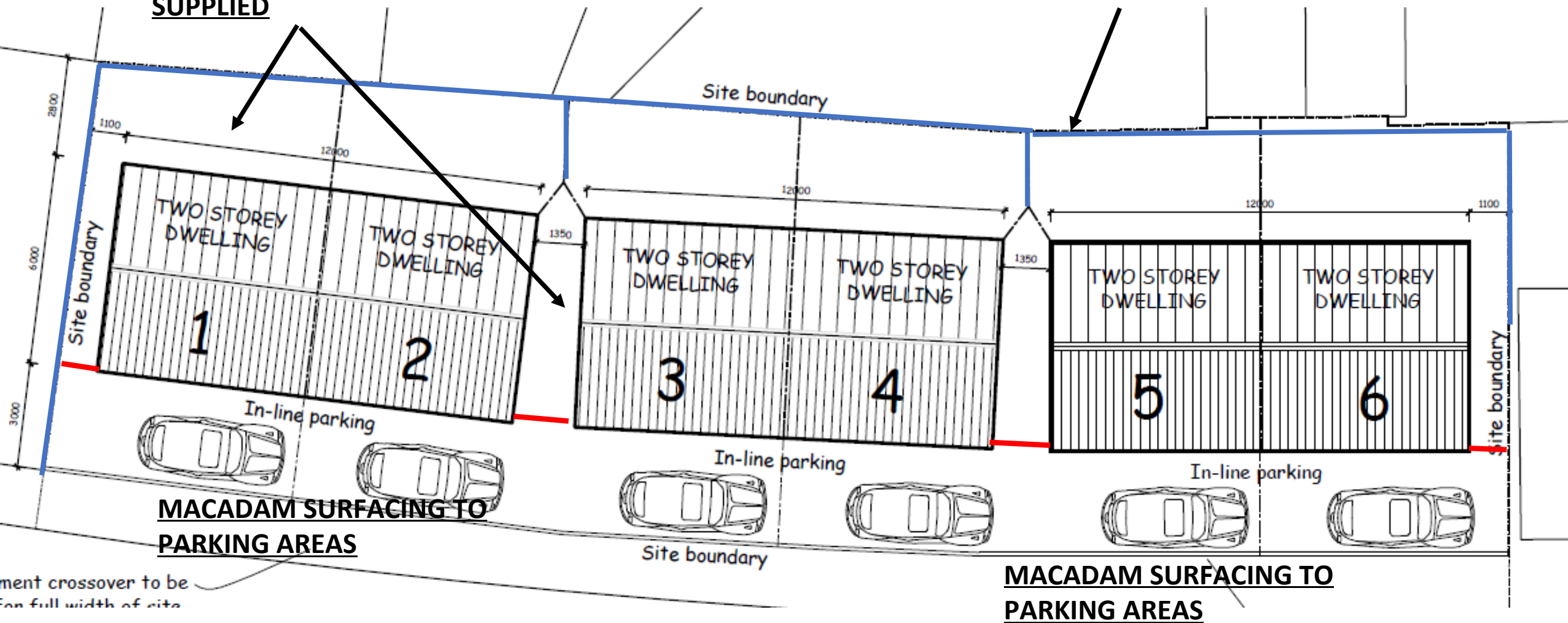
Visit [Marshalls.co.uk/homeowners](https://www.marshalls.co.uk/homeowners) for more information or to order a sample today

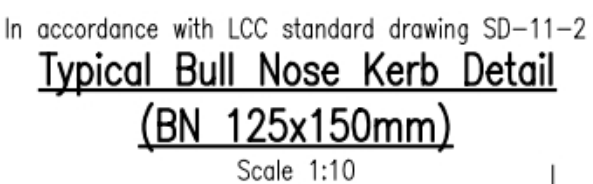
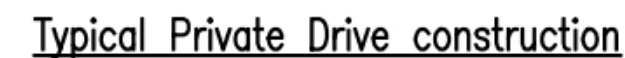
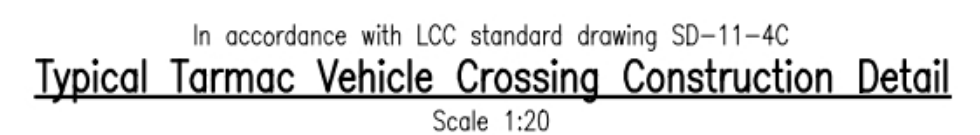
All products come with specific installation guidelines. See p190 for additional product notes or contact our technical team on 0370 411 2233.



**SLABBING AS PER DETAILS
SUPPLIED**

BOUNDARY FENCING





**SHIELDS
WILSON**
e: info@shieldswilson.co.uk t: 01775 729252
STRUCTURAL AND CIVIL ENGINEERING

Client

Project	RESIDENTIAL DEVELOPMENT HOLBEACH ROAD, SPALDING
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[illegible]

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1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your manager, health & safety advisor or a member of the design team before proceeding.
2. Existing services may exist on-site. The contractor shall liaise with all relevant service companies and arrange for all services to be located marked and protected.
3. Drilling works may involve deep excavations and/or heating of plant/materials.
4. The contractor shall read and understand the Ground Investigation Report and be aware of and potential variations in soil conditions over the site.
5. The potential for danger to the general public and site personnel exists from works in the public highway. The contractor shall liaise with the relevant authority (e.g. Highways, Police, Council) and ensure safe method of working is maintained at all times.
6. Existing drainage pipes may be asbestos cement or fibre reinforced plastic (FRP) and may contain asbestos fibres. Contractors to ensure competent staff adequately trained are engaged in the works, and disposal of any affected material is undertaken in line with the legislation and the relevant authority's requirements.
7. The contractor is to be aware that overhead cables may cross the site.
8. The contractor is to be aware that works may involve working adjacent to or in existing watercourses.
9. Works may involve working in close proximity to an existing water body. The contractor is to ensure that this is fully located and protected and the works are carried out in accordance with the

"No private, structural features shall overhang the adoptable highway".

No private retaining walls exceeding 1.37m shall be within 3.66m of the highway boundary.