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TOWN AND COUNTRY PLANNING ACT 1990

Observations of District Planning Authority

Reference: H16-0970-18 **Date of Decision:** 26th October 2018

Applicant: Spalding Wygate Foundation Nursery
Wygate Foundation Nursery School
Woolram Wygate
Spalding
Lincs
PE11 1PB

Location: Wygate Foundation Nursery School Woolram Wygate Spalding Lincs

Description: Provision of replacement of existing portacabins with permanent building for use as classrooms and the retention of existing portacabins until completion of proposals to ensure continuity of nursery spaces

South Holland District Council has considered the proposal and has no objections, subject to any recommended conditions 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:
dc/437S/199;
dc/437S/198;
dc/437S/200A;
dc/437S/201B;
dc/437S/203;
Section 9 of Application Form relating to Materials; and
Flood Risk Assessment (prepared by DC Architectural Services Ltd, dated 19th January

2018).

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

- 3 The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (prepared by DC Architectural Services Ltd, dated 19th January 2018) forming part of this planning application, unless otherwise agreed in writing by the Local Planning Authority, in particular the following measures shall be fully implemented before the building is first occupied:

- Finished floor levels shall be set no lower than 150mm above existing ground level, at 3.15m ODN.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with national guidance contained in Section 14 of the National Planning Policy Framework, 2018.

- 4 Upon completion of the building hereby permitted, the portacabins to be replaced shall be removed from the site and the site restored to its former condition.

Reason: The portacabins are of temporary design and materials of construction. Removal of the portacabins would protect the visual amenity and character of the locality by virtue of its temporary nature and the potential for its fabric to become dilapidated.



Phil Norman
Planning and Building Control Manager
South Holland District Council