

FILE COPY

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H16-1023-13 **Received:** 17th June 2015

Type: RESERVED MATTERS

Name: J P Builders
183 Woolram Wygate
Spalding
Lincs

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Description: Residential development - 8 dwellings - outline application H16-0221-15

Location : 49 HAWTHORN BANK SPALDING

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. No's: 1845-001, 1845-002, 2350-010, 2350-011, 2350-020, 2350-021, 2350-030, 2350-031

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

- 2 Notwithstanding the submitted details, before the commencement of the development hereby granted, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: Further information is required to ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of 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.

- 3 Notwithstanding the submitted details, before development is commenced beyond oversight, further details shall be submitted to and be approved by the Local Planning Authority in respect of

the design, management and maintenance of the refuse collection point highlighted on approved dwg. No: 1845-001. The approved details shall be fully implemented prior to the occupation of the first dwelling on site and remain in place in perpetuity.

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

- 4 Prior to the commencement of development beyond oversight, details of refuse storage points at each individual dwelling shall be submitted to and be approved by the Local Planning Authority. The approved details for each individual dwelling shall be fully implemented prior to the first occupation of that dwelling and remain in place in perpetuity.

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

- 5 For the avoidance of doubt, the external materials shall be as those outlined in documentation submitted with the accompanying condition compliance application (ref number H16-1022-13) as follows:

- Facing brickwork to be Hanson Clumber Red.
- Roof covering to have Rustic Double Pantiles by Sandtoft.
- White uPVC Windows and Doors.
- White uPVC Fascia and Soffit.
- White Rainwater Goods.

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 The scheme of landscaping and tree planting shown on dwg. no. 1845-001 received by the Local Planning Authority on 26th November 2013 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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

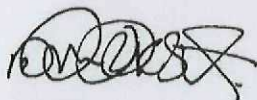
contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

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.

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
Place Manager

12th August 2015

H16-1023-13

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.