

FILE COPY

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H17-0063-15 Received: 18th February 2015

Type: OUTLINE

Name: Mrs Tunnard & Mrs Asprey
C/O Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
Lincs

Agent: Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

Description: Proposed residential development

Location : Walnut Tree Field Coalbeach Lane
Surfleet Spalding

**South Holland District Council hereby give notice that OUTLINE
PLANNING PERMISSION HAS BEEN GRANTED for the development in
accordance with the application submitted, subject to the following:**

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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:
Dwg No. 1132-01-LP01; 1132-01-BP01; Flood Risk Assessment (Report reference: Version 1 dated November 2014 by R.M Associates); BS5837 Tree Survey by Christopher Barker Report ref: P688/1114-01 Version:V1 dated 12 November 2014.

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

- 3 The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which these matters relate shall be carried out until these matters have been approved, viz:

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

- i) detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts and details of the arrangements for the parking and turning of vehicles within the site;
- ii) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;
- iii) details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes
- iv) the siting and design of any vehicular access to a highway or estate road;
- v) the means of foul and surface water disposal;
- vi) details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas;
- vii) details of landscaping and boundary treatment and post-planting maintenance;
- viii) a detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration, smoke and mud on the highway;
- ix) a management plan for areas of publicly accessible open space, private drives and parking areas, including management responsibilities and maintenance schedules;
- x) details of the means of storage and disposal of refuse, including management responsibilities and maintenance schedules;
- xi) details of measures to safeguard the trees on site during construction works.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, scale, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14, SG17 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 7 of the National Planning Policy Framework, 2012.

- 4 The development hereby permitted shall be carried out in general accordance with the measures set out in the approved Flood Risk Assessment (Report reference: Version 1 dated November 2014 by R.M Associates). In particular the following mitigation measures detailed within:
- Finished Floor Levels of the dwellings shall be set no lower than 3.70m AOD;
 - Flood resilient and resistant construction techniques shall be incorporated throughout the development.
 - The dwellings shall be of two storey construction.

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 agreed by the Local Planning Authority.

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

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This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 5 None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped, lopped or pruned without the written consent of the Local Planning Authority.

Reason: To ensure the protection of existing trees on the site, in the interests of the visual amenity of the locality.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006, national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

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 in as timely a manner as possible, 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

Note(s):

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 Pote Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

Your attention is drawn to your responsibilities under the Wildlife & Countryside Act 1981 and Conservation (Habitats etc) Regulations 1994 regarding bats. If bats are found work must cease and Natural England contacted for advice on how to proceed.



Paul Jackson
Planning Manager

5th May 2015

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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.