SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Planning Permission

Reference: H17-0725-03 Received: 06-JUN-03 Type: FULL

Name: Mr & Mrs S E Hartfil
Sanjomiti
Malting Lane
Donington
Spalding Lincs

Agent: Poddingtons
Unit 7, The Flaxmill
Flaxmill Lane
Pinchbeck
Spalding Lincs

Description: Erection of new dwelling

Location : Scoldhall Nursery Scoldhall Lane
Surfleet

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development shall be commenced before 22 December 2007.

Reason : To correspond with the time limit imposed on the earlier outline planning permission.

2 Finished floor levels shall be set 300-600mm above average ground levels in accordance with details to be submitted to and approved in writing by the Local Planning Authority or, in accordance with a flood risk assessment to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development having regard to the advice contained in Planning Policy Guidance Note No. 25 'Development and Flood Risk' and Policy E14 of the Adopted South Holland District Local Plan which has regard to the need for flood protection.

3 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and

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maintain the amenities and interests of the locality.

4 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

5 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

Reason For Approval
The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note 7, and Policy H3 of the Adopted South Holland District Local Plan 1998.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:
Amended dwg. nos. 3129-06D and 3129-8C, received 17 February 2004.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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Head of Planning & Development

20 JUL 2004 H17-0725-03

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.