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Town and Country Planning Act 1990 Planning Permission

Reference: H20-1056-14 **Received:** 18th December 2014 **Type:** S73A CONTINUATION

Name: D Brown Building Contractors Ltd
Seas End Road
Moulton Seas End
Spalding
Lincs
PE12 6JX

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Erection of 4 bungalows - approved under appeal APP/A2525/A/12/2185857. Modification of condition 2 to allow amendments to previously approved plans.

Location : Off Needham Drive Sutton St James
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. 2263-11-02F;
Dwg. nos. 2263-11-03 and 2263-11-04 accompanying appeal decision ref. APP/A2525/A/12/2185857 (SHDC ref. H20-0848-11);
Environmental Desktop Study (dated 30 March 2014) prepared by Stuart Guy Consulting accompanying condition compliance application H20-0623-14.

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

- 2 Within one month of the date of this decision notice a scheme for the provision of affordable housing on Plots 1 and 2 to meet local housing need shall be submitted to the Local Planning Authority for written approval. The housing on these plots shall all be affordable in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework, March 2012 or any future guidance that replaces it.

The scheme shall identify how the affordable housing is to be provided, whether by means of a registered social landlord or otherwise, and the timing of delivery. In the submission of these

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details, the precise type of affordable housing to be provided shall be indicated, along with other matters such as arrangements for ensuring that the affordable housing to be provided meets identified local housing need for both first and subsequent occupiers.

Not more than one of the total number of the approved dwellings, excluding the affordable element, shall be occupied until all the affordable units have been completed.

Note: In order to comply with this condition it may be necessary for the applicant/developer to enter into a Section 106 Planning Obligation. You are therefore asked to bear this in mind when determining the timing of your submissions.

Reason: To ensure that affordable dwellings are provided to meet identified local need, and remain affordable in perpetuity.

This condition is imposed in accordance with Policy HS9 of the South Holland Local Plan, 2006.

- 3 Proposed finished ground and floor levels of the dwellings and hard surfaced areas shall be in accordance with details accompanying condition compliance approval ref. H20-0634-13.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the character and appearance of the area. This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 4 The scheme of hard and soft landscape works shown on dwg. no. 2263-11-02F shall be carried within 12 months of the commencement of the development, or in accordance with a programme to be agreed in writing by the local planning authority. If within a period of 5 years from the date of the planting, or replanting, of any tree or plant, that tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place.

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.

- 5 The new native hedging along the site's frontage shall be planted in its entirety within 12 months of the date development is commenced. The hedging shall be adequately maintained by the owner(s) of the land upon which it is situated for a period of at least 5 years beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedging shall be allowed to reach a height of at least 1 metre and shall thereafter be retained at least that height.

Reason: To ensure that the site is satisfactorily landscaped in the interest of the visual amenities of the locality.

This condition is imposed in accordance with Policy SG18 of the South Holland Local Plan,

- 6 Before any of the dwellings hereby permitted are occupied, the driveways and garages shown on the approved plans shall be provided. Thereafter they shall be permanently retained, and shall not be used for any purpose other than the parking of motor vehicles.

Reason: To ensure a satisfactory development in the interest of highway safety.

This condition is imposed in accordance with Policies SG14, SG15 and SG16 of the South Holland Local Plan, 2006.

- 7 Foul water shall be disposed of via the mains sewer in accordance with details accompanying condition compliance approval ref. H20-0623-14.

Reason: To protect the local environment and residential living conditions.

This condition is imposed in accordance with Policies SG12, SG13 and SG14 of the South Holland Local Plan, 2006.

- 8 Acoustic shelters and acoustic screening shall be provided along the eastern boundary of the site in accordance with details accompanying condition compliance application H20-0634-13 before any dwelling hereby permitted is occupied and shall thereafter be retained in accordance with the approved details.

Reason: To protect future occupiers from noise and other activity associated with the commercial premises to the east of the site.

This condition is imposed in accordance with Policies SG13, SG14 and SG17 of the South Holland Local Plan, 2006.

- 9 Prior to the occupation of any of the dwellings hereby approved a two metre high close boarded timber fence shall be erected along the northern boundary of the site in accordance with details accompanying condition compliance application H20-0634-13. The fence shall thereafter be retained in accordance with the approved details.

Reason: In the interest of the amenities of the locality.

This condition is imposed in accordance with Policies SG13, SG14 and SG17 of the South Holland Local Plan, 2006.

- 10 Prior to the occupation of any of the dwellings hereby approved, all of its windows shall be fitted with double glazing which shall thereafter be retained.

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Reason: To protect future occupiers from noise and other activity associated with the commercial premises to the east of the site.

This condition is imposed in accordance with Policies SG13, SG14 and SG17 of the South Holland Local Plan, 2006.

- 11 No dwelling shall be occupied until acoustic ventilators have been installed in the bedrooms shown on the approved plans in accordance with details accompanying condition compliance application H20-0623-14. The acoustic ventilators shall thereafter be retained.

Reason: To protect future occupiers from noise and other activity associated with the commercial premises to the east of the site.

This condition is imposed in accordance with Policies SG13, SG14 and SG17 of the South Holland Local Plan, 2006.

- 12 If, during the course of development, any contamination is found which has not been identified in the desk-top study or site investigation, the Local Planning Authority shall be notified immediately, and no further development shall be carried out until additional measures for the remediation of this source of contamination have been submitted to, and approved in writing by, the Local Planning Authority. The additional measures shall thereafter be carried out prior to completion of development.

Reason: To address any pollution and to ensure a satisfactory development.

This condition is imposed in accordance with Policy SG13 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 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

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Paul Jackson
Planning Manager
10th February 2015

H20-1056-14

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.