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FILE COPY

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H22-0853-14 **Received:** 13th October 2014

Type: OUTLINE

Name: Mrs Joell Riggio
92 Broadgate
Weston
Spalding
Lincs
PE12 6HY

Agent: Environment Energy & Rural Pty Ltd
33 Maylands Avenue
Melbourne
VIC
Australia
3104

Description: Proposed development of two dwellings

Location : 92 BROADGATE WESTON
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:
1:1250 location plan.

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

- 3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
 - i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
 - ii) the means of access to the site;

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- iii) the landscaping of the site;
- iv) the means of sewage and surface water disposal;
- v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

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, 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 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 4 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
- i) Details of the position, species and planting height of any new planting.
 - ii) Details of which of the existing trees/hedges are to be retained or removed.

Note: Existing boundary hedging should be retained as far as possible.

Reason: To ensure that the development 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 2006.

- 5 The approved scheme of landscaping shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. 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, unless the Local Planning Authority gives written consent to any variation.

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

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 6 Before development is commenced details of boundary screening/treatment shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be implemented in its entirety before the dwelling is occupied and shall thereafter be retained in its entirety, unless agreed otherwise in writing with the Local Planning Authority.

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

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This Condition is imposed in accordance with Policies SG14 and SG17 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.

Note(s):

The applicant is reminded that the submitted 1:200 site plan is indicative only. The most appropriate form of development upon the site would be two bungalows.

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



Paul Jackson
Planning Manager

8th December 2014

H22-0853-14

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.