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Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H22-0372-15 Received: 28th April 2015

Type: RESERVED MATTERS

Name: Market Deeping Building Co Ltd
33 High Street
Market Deeping
Peterborough
Cambs
PE6 8ED

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

Description: Erect 2 dwellings - outline application H22-0853-14

Location : 92 BROADGATE WESTON
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. nos. 2774-15-01B, 2774-15-02B, 2774-15-03A and 2774-15-04A.

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

- 2 None of the existing trees shown to be retained on site on dwg. no. 2774-15-02B shall be cut down, up-rooted, destroyed, topped, lopped or pruned.

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

- 3 Notwithstanding the submitted drawings the existing hedging along the north-eastern, south-eastern and south-western boundaries of the site shall be retained and maintained at a height of at least 1 metre along the north-eastern boundary and 1.5 metres elsewhere. In the event of the existing hedgerow being removed or dying, it shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. The new hedgerow plants shall

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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.

Reason: To ensure the protection of the existing hedges 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, and 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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal 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



Paul Jackson
Planning Manager

15th July 2015

H22-0372-15

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.