

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H22/1188/08 Received: 20-NOV-08 Type: FULL

Name: Esha (Developments) Ltd
Keily House
Greslev Road
Louth
Lines LN11 8FG

Agent: Stepford Homes Ltd
'Heatherdown'
Elm Lane
Low Fulney
Spalding Lines PE12 6EQ

Description: Affordable Housing comprising 16 dwellings including new access road

Location : Land adjacent : 30 Small Drove Weston

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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 3 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required of a more precise scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees,

together with details of post-planting maintenance. Such scheme as approved by the Local Planning Authority 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.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

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.

- 4 The development shall at all times be occupied as affordable housing and before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a more precise scheme identifying how the affordable housing is to be provided, whether by means of a registered social landlord or otherwise, the tenure, type of affordable housing, and arrangements for ensuring that the affordable housing to be provided meets identified local housing need.

Note 1: In order to comply with this condition it may be necessary for the applicant/developer to enter into a planning obligation and/or agreement. You are therefore asked to bear this in mind when determining the timing of your submissions.

Note 2: Within the context of this condition, the definition of affordable housing is that included within Supplementary Planning Document on Affordable Housing approved by South Holland District Council in November 2007.

Reason: To ensure that the affordable dwellings are provided to meet identified local need, and remain affordable in perpetuity, in accordance with the South Holland District Council Affordable Housing Supplementary Planning Document, November 2007.

This Condition is imposed in accordance with Policies HS8 and HS9 of the South Holland Council Local Plan 2006.

- 5 The development hereby permitted shall include measures to demonstrate good practice in energy efficiency and shall incorporate renewable energy production equipment to provide at least 10% of predicted energy requirements, all in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the development shall be implemented in accordance

with the details so approved.

Reason: In the interest of sustainable development and the protection of the environment.
This Condition is imposed in accordance with Policy SG7 of the South Holland Local Plan 2006.

- 6 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

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 amenity of adjacent residents and its visual and architectural relationship with adjacent development.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 7 Before the commencement of the development hereby permitted, the detailed design and location of all lighting to be provided to roads and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority and all lighting utilised in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure that the development is adequately lit.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 8 Before the commencement of the development hereby granted, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies SG9 and SG13 of the South Holland Local Plan 2006.

- 9 More precise details of the precautions to be taken to prevent the deposit of mud on the highway shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of the amenities of the locality and also highway safety.
 This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan 2006.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
- i) the erection of extensions including dormer windows, conservatories, garages, car ports or porches.
 - ii) alterations including the installation of replacement or additional windows or doors and the installation of roof lights.
 - iii) the erection of fencing or other means of enclosure.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 11 Before development is commenced there shall be submitted to and approved in writing by the Local Planning Authority a scheme showing arrangements for the separate storage of domestic and recycling waste prior to removal.

Reason: To ensure a satisfactory level of such provision.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 12 Before each dwelling (or other development as specified) is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as highways maintainable at the public expense, less the carriageway and footway surface courses.
 The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

Reason: To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety.

This Condition is in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 13 No development shall take place before the detailed design of the arrangements for surface water

drainage has been agreed in writing by the Local Planning Authority and no dwelling shall be occupied before it is connected to the agreed drainage system.

Reason: To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents of this site.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 14 No dwellings (or other development as specified) shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, as shown on dwg. no. 08/017/002, dated November 2008, has been completed.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of Small Drove.

This Condition is in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 15 Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

This Condition is in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 16 A Management Plan for the Easement Strips along the southern and western boundaries of the site, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The management of these areas shall be carried out in accordance with the detail so approved.

Reason: To ensure that the area in question is adequately maintained in the interests of the amenity of the locality.

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

Reason for Approval

The proposal is in accordance with Policies HS9, SG9, SG14, SG15, SG16, SG17 and SG18 of the South Holland Local Plan 2006.

Although there is some conflict with Policies SG6 and HS11 this is outweighed by other material considerations in favour of the proposal.

Issues raised relating to amenity, highway/pedestrian safety and infrastructure are material considerations, but are not considered sufficient in this case to indicate against the development, subject to appropriate conditions.

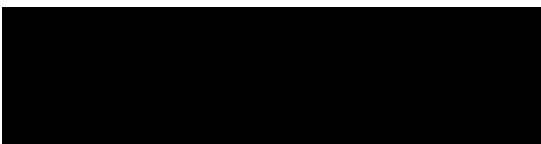
Note(s):

The determined plans are:

Dwg. nos. 08/017/001, 08/017/003, 08/017/004, 08/017/005, 08/017/006, 08/017/007, 08/017/008, 08/017/009 and 08/10/013 received 19 November 2008.

Archaeological Report (dated February 2009) received 2 March 2009.

The applicant is required to liaise with Weston Parish Council regarding the provision of support towards the upkeep of nearby existing open space, in lieu of on-site open space provision, in recognition of the fact that the existing facilities would benefit occupiers of the development hereby permitted.



Head of Planning & Development

13 MAR 2009

H22/1188/08

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.