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FILE COPY

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23-0273-15 **Received:** 23rd March 2015

Type: RESERVED MATTERS

Name: D Brown Building Contractors Ltd
Seas End Road
Moulton Seas End
Spalding
Lincolnshire
PE12 6LD

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

Description: Residential development - 3 detached bungalows (outline application H23-1067-12)

Location : Land Fronting Kirkgate Whaplode
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. 2674-14-01G, 2674-14-02D, 2674-14-03E, 2674-14-04E, 2674-14-05A and 2674-14-06;
External Materials Schedule within the Design and Access Statement (reference no. 2674/14).

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

- 2 Notwithstanding the submitted information, a detailed 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 position, species and planting height of any new planting;
(ii) Details of which of the existing trees upon the site are to be retained or removed.

Note: Existing trees along the site's frontage should be retained and incorporated within the development as far as possible, unless they are of no particular merit or are dying/dangerous.

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.

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- 3 Foul water from the development shall be disposed of via the mains sewer.

Reason: To ensure that the site is adequately drained and to avoid pollution.

This Condition is imposed in accordance with Policies SG12 and 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 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 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):

Your attention is drawn to Conditions 6, 8, 9 and 10 of outline planning permission H23-1067-12.

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
Place Manager

12th August 2015

H23-0273-15

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.