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## **Town and Country Planning Act 1990**

# **Planning Permission**

**Reference:** H23-0710-15 **Received:** 30th July 2015

**Type:** FULL

**Name:** Mr & Mrs D Ling  
91 Broadgate  
Broadgate  
Whaplode Drove  
Spalding  
Lincs  
PE12 0TN

**Agent:** Mr & Mrs D Ling  
91 Broadgate  
Broadgate  
Whaplode Drove  
Spalding  
Lincs  
PE12 0TN

**Description:** Erection of dwelling - re-submission following refusal of H23-0258-15

**Location :** 91 Broadgate Whaplode Drove  
Spalding

**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 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Dwg. No. PL01B;  
Design and Access Statement (Rev A) incorporating Flood Risk Assessment.

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

- 3 Before the commencement of the development beyond oversight, a scheme of landscaping and tree planting for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
  - i) Details of the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance;
  - ii) Details of which of the existing trees on site are to be retained or removed.

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Such a scheme as is 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. 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.

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 Before the commencement of development beyond oversight, details of the proposed boundary treatment/screening, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the amenities of the locality.

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

- 5 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:
1. An assessment of significance and proposed mitigation strategy (i.e preservation by record, preservation in situ or a mix of these elements).
  2. A methodology and timetable of site investigation and recording
  3. Provision for site analysis
  4. Provision for publication and dissemination of analysis and records
  5. Provision for archive deposition
  6. Nomination of a competent person/organisation to undertake the work
  7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.
- The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 6 The applicant shall notify the Lincolnshire County Council Historic Environment Department in

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writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 5 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 7 A copy of the final report required in connection with Condition 5 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 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 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](http://www.sholland.gov.uk/doitonline/plandev/plansearch.aspx).

**Note(s):**

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.

S O U T H



**H O L L A N D**  
**DISTRICT COUNCIL**

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**Paul Jackson**  
**Place Manager**

**7th September 2015**

**H23-0710-15**

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.