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Town and Country Planning Act 1990 Outline Planning Permission

Reference: H23-1082-14 **Received:** 24th December 2014 **Type:** OUTLINE

Name: Mr Stanley Hoyes
The Complex
Churchgate
Whaplode
Spalding
Lincs

Agent: T A C Architects
14 Old Fendyke Road
Weston Hills
Spalding
Lincs
PE12 6DD

Description: Residential development for 10 units on redundant farmyard (re-submission of H23-1026-14)

Location : The Sycamores Farm Churchgate
Whaplode 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:
Dwg. no. 10/246/PA/007A.

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

- 3 The following matters are reserved for subsequent approval by the Local Planning Authority and no development to which these matters relate shall be carried out until these matters have been approved, viz:
i) detailed drawings of the estate layout to a scale of not less than 1:500 and including road and plot layouts;

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- ii) detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of each building, including a schedule of the materials to be used for external walls and roof;
- iii) details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes
- iv) the siting and design of any vehicular access to a highway or estate road;
- v) the means of foul and surface water disposal;
- vi) details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas;
- vii) details of landscaping and boundary treatment and post-planting maintenance;
- viii) a detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke;
- ix) a management plan for areas of publicly accessible open space, including management responsibilities and maintenance schedules;
- x) details of the means of storage and disposal of refuse, including management responsibilities and maintenance schedules;
- xi) details of measures to safeguard the protected tree (Whaplode TPO No. 6 2010) on site during construction works;
- xii) full design drawings and structural calculations for any culverting of the Internal Drainage Board watercourse.

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, scale, 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, SG17 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 7 of the National Planning Policy Framework, 2012.

- 4 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures.
 - i) a desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
 - ii) if identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment

that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

iii) thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

iv) two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.

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

- 5 A minimum of 10% of the predicted energy needs of the development hereby permitted shall be met through renewable energy production equipment in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority. The details and equipment so approved shall be provided and made operational prior to the first use of the development hereby permitted and thereafter 10% of the energy needs of the development shall be met through renewable energy production equipment.

Reason: In the interests 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 Prior to the commencement of development a survey shall be carried out by a suitably qualified person to ascertain the presence or otherwise on site of any protected species or their habitats.

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The result of the survey shall be submitted to the Local Planning Authority together with any measures to mitigate the affect of the development should any protected species or habitats be found.

Reason: In the interests of wildlife conservation.

This Condition is imposed in accordance with 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 subsequently determining to grant planning permission within the statutory timeframe 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

16th March 2015

H23-1082-14

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.