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Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs
PE12 7AP

TOWN AND COUNTRY PLANNING ACT 1990
RESERVED MATTERS

Reference: H23-1126-17 **Date of Decision:** 6th March 2018

Applicant: Mr & Mrs C Ross
260 Salts Road
Walton Highway
Wisbech
Cambs
PE14 7EB

Location: Plots 1 And 2 Drove Road Shepeau Stow Spalding

Description: Erection of 2 detached dwellings - outline approval H23-0996-16

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:
1:1250 location plan;
Dwg. no. SD17-031/1A;
Dwg. no. SD17-031/2B as amended by email from applicant dated 15 December 2017 revising the brick type to Wienerberger Olde Welwyn Red Multi;
Dwg. no. SD17-031/3;
Enviro Insight by Groundsure (ref. GS-4483435) dated 20 November 2017;
Phase I Land Contamination Risk Assessment (ref. 1248G Ross Spalding) dated 24 November 2017;
Email from applicant dated 2 February 2018 confirming the installation of a gas membrane;
Written Scheme of Investigation for Archaeological Monitoring and Recording by Archaeological Project Services dated November 2017.

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

2 Proposed ground levels shall be no higher than the carriageway of Drove Road and finished floor levels (FFLs) shall be 300mm above raised ground level.

Reason: To ensure that the development has a satisfactory relationship with existing development and does not increase the risk of flooding or be at risk of flooding.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it 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.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The applicant is advised that conditions 6(iv), 8 and 9 of outline planning permission ref. H23-0996-16 remain outstanding.

Prior to the submission of details for any access works within the public highway you must contact the Head of Highways - East on 01522 782070 for application, specification and construction
information.

Please contact Lincolnshire County Council Streetworks & Permitting team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required in the public highway in association with this application. This will enable Lincolnshire County Council to assist you in the coordination and timings of such works.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.