

Town and Country Planning Act 1990

APPROVAL OF SECTION 73 APPLICATION

Agent/Applicant's Name & Address	Applicant's Name & Address
Mr. N. Dowlman, Neil Dowlman Architecture Ltd, 14 Main Ridge West, BOSTON, Lincolnshire. PE21 6QQ	Mr. D. Marshall, C/O Neil Dowlman Architecture Ltd, 12-14 Main Ridge West, BOSTON, Lincolnshire. PE21 6QQ

Part I - Particulars of Application

Date received 30/09/2022	Application Number S/153/01886/22
-----------------------------	--------------------------------------

Particulars and location of the development

PROPOSAL: Section 73 application in relation to condition no. 1 (approved plans) as imposed by Non-Material Amendment S/153/01355/22 in respect of planning permission S/153/01480/06 (for the erection of 1no. block of 5no. houses and 1no. block of 4no. houses on site of existing buildings to be removed, provision of parking spaces and bin storage areas and alterations to an existing vehicular access).

LOCATION: LAND SOUTH OF, CHURCH ROAD SOUTH, SKEGNESS

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants permission for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted shall only be undertaken in accordance with the following approved plans;

Site Location Plan	Received by the LPA on 26/06/2006
Plan No. A1100-103 Rev D	Received by the LPA on 30/09/2022
Plan No. A1100-05	Received by the LPA on 14/06/2006
Plan No. A1100-06	Received by the LPA on 14/06/2006
Plan No. A1100-07	Received by the LPA on 14/06/2006
Plan No. A1100-08	Received by the LPA on 14/06/2006
Plan No. A1100-09	Received by the LPA on 14/06/2006

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

2. The trees agreed as part of Condition 3 on planning permission reference S/153/1480/06 shall be carried out in accordance with the agreed details

and if within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place.

Reason: In the interests of the visual amenity of the locality in accordance with SP10 East Lindsey Local Plan.

3. In accordance with the approved plan (reference A1100 - 04 Revision A, received by the Local Planning Authority on 7th August 2006) the north wall of bin store two must be two bricks thick.

Reason: To provide an adequate level of noise attenuation and security to the building in accordance with SP10 of the East Lindsey Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) no building, extension or structure shall be erected or placed within the curtilage of the dwellings hereby permitted and no alteration to the external appearance of the dwelling shall be permitted without the grant of planning permission.

Reason: To ensure that the Local Planning Authority maintains a measure of control over the future development of the site and to ensure the satisfactory appearance of the development in accordance with SP10 of the East Lindsey Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order, with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed, unless agreed in writing by the Local Planning Authority.

Reason: To safeguard neighbouring amenity and privacy and to ensure the satisfactory appearance of the development in accordance with SP10 of the East Lindsey Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any order revoking and re-enacting that Order) the prior written permission of the Local Planning Authority shall be obtained for the erection of any building, structure, or other enclosure to be constructed or placed on any part of the application site.

Reason: To enable the Local Planning Authority to retain a measure of control over the future development of the site to ensure the satisfactory appearance of the development in accordance with SP10 of the East Lindsey Local Plan.

7. Before the development is brought into use the parking court area at the rear of the approved dwellings should be provided with lighting in

accordance with details to be submitted and approved in writing by the Local Planning Authority. The lighting must be erected in accordance with the approved details.

Reason: In the interests of crime reduction and community safety in accordance with SP10 of the East Lindsey Local Plan.

8. Development must proceed in accordance with the mitigation measures (e.g. finished floor levels) set out in the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing one month thereafter.

Reason: To reduce the risk and impact of flooding in accordance with SP18 of the East Lindsey Local Plan.

9. Before the proposed houses are occupied the land between the proposed houses fronting Church Road South and the rear edge of the footway shall be cleared of all obstructions exceeding 0.6metres in height above the level of the adjacent carriageway of Church Road South and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6metres in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to accord with SP22 of the East Lindsey Local Plan.

10. The arrangements shown on the approved site plan, received by the Local Planning Authority on 30th September 2022 for the parking and turning of vehicles shall be available at all times when the houses are occupied.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to accord with SP22 of the East Lindsey Local Plan.

POSITIVE AND PROACTIVE STATEMENT:-

This planning application was acceptable, as submitted, and complies with the Development Plan Policies, and the National Planning Policy Framework. As such no negotiations were necessary in this case.

Dated: 18/11/2022

Signed:



Mike Gildersleeves
Assistant Director - Planning

