

## Approval of Reserved Matters

<b>Name and address of applicant</b>	<b>Name and address of agent (if any)</b>
Mr Carter 2a Carram Way Lincoln LN1 1AB	Mr Matthew Carter Plan my House 2A Carram Way Lincoln LN1 1AB

### **Part One – Particulars of application**

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<b>Date of application:</b> 21/08/2020	<b>Application number:</b> 141497
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### **Particulars of planning permission reserving details for approval:**

**Application number: 140331**

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### **Particulars and location of development:**

Application for approval of reserved matters for Plots 3 and 4 considering access, appearance, landscaping, layout and scale, following outline planning permission 140331 granted 06 February 2020 for 5no. dwellings.

Land adjacent to Fleets Road Sturton by Stow Lincoln LN1 2BU

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### **Part Two – Particulars of decision**

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **approval has been granted** in respect of the details referred to in Part One hereof for the purpose of the conditions imposed on the grant of planning permission referred to above subject to the following conditions:

#### **Conditions stating the time by which the development must be commenced:**

None (See Outline Permission 140331).

#### **Conditions which apply or require matters to be agreed before the development commenced:**

None.

#### **Conditions which apply or are to be observed during the course of the development:**

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: A1/01, A1/02, A1/03 and A1/04 Rev A dated 21 August

2020. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework, policy LP17 and LP26 of the Central Lincolnshire Local Plan.

2. The development shall be constructed using the materials detailed within the "Materials Schedule" as shown on drawing A1/04 Rev A and "Materials" as shown on drawing A1/01 dated 21 August 2020 unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure the use of appropriate materials to accord with the National Planning Policy Framework, policy LP17 and LP26 of the Central Lincolnshire Local Plan.

3. Prior to the occupation of the dwelling the private driveway shall be completed in accordance with the approved details as shown on drawing number A1/01 dated 21 August 2020 and retained thereafter.

**Reason:** In the interests of safety of the users of the public highway and the safety of the users of the site to accord with the National Planning Policy Framework and policies LP13 and LP26 of the Central Lincolnshire Local Plan.

4. All planting, seeding or turfing comprised in the approved details of landscaping, as shown on drawing number A1/01 dated 21 August 2020, shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with the National Planning Policy Framework and policies LP17 and LP26 of the Central Lincolnshire Local Plan.

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

None.

**Notes to the Applicant**

This reserved matters approval should be read in conjunction with outline planning permission 140331 granted 06 February 2020 and the conditions attached.

**Highways**

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. For approval and specification details, please contact [vehiclecrossings@lincolnshire.gov.uk](mailto:vehiclecrossings@lincolnshire.gov.uk)

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

**Conditions from Outline Permission 140331**

Condition 1 (Timeframe) and Condition 2 (Reserved Matters Submission), of 140331 are met as a result of this application (although still apply for the remaining plots). No further conditions have been discharged and the information has not been submitted for to allow discharge through this submission.

**PLEASE NOTE:** There are still matters which require resolution prior to development commencing on site.

**Reasons for Granting Permission**

The decision has been considered against policies LP1: A Presumption in Favour of Sustainable Development, LP2: The Spatial Strategy and Settlement Hierarchy, LP3: Level and Distribution of Growth, LP4: Growth in Villages, LP10: Meeting Accommodation Needs, LP13: Accessibility and Transport, LP14: Managing Water Resources and Flood Risk, LP16: Development on Land Affected by Contamination, LP17: Landscape, Townscape and Views, LP21: Biodiversity and Geodiversity and LP26: Design and Amenity of the Central Lincolnshire Local Plan in the first instance and the guidance contained in National Planning Policy Framework and National Planning Practice Guidance. In light of this assessment the proposed access, appearance, landscaping, layout and scale are acceptable. The proposal would integrate with the character of the area and would not have a detrimental impact on residential amenity or highway safety. The proposal is therefore acceptable.

Date: 13/10/2020

Signed:



Ian Knowles  
Head of Paid Service

West Lindsey District Council  
Council Offices  
Guildhall  
Marshall's Yard  
Gainsborough  
DN21 2NA

**Note:** This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required, for example approval under the Building Regulations, otherwise there may be a risk of significant legal and financial consequences. For further advice on the Building Regulations, contact the Council's Building Control section.

Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be

taken. Please contact the planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable).

## **Self-build and Custom housebuilding**

Did you know that West Lindsey District Council maintains a register of people who would be interested in taking up self-build and custom housebuilding opportunities within the area?

There are certain benefits that arise from self-build developments i.e. you may be eligible for exemption from Community Infrastructure Levy (CIL). Further details of self –build and custom housebuilding within West Lindsey can be viewed here: <https://www.west-lindsey.gov.uk/my-services/planning-and-building/custom-self-build-scheme/>

If you would be interested in the provision of Self-Build and Custom Housebuilding opportunities, please contact Development Management Services by e-mail: [planning.customercare@west-lindsey.gov.uk](mailto:planning.customercare@west-lindsey.gov.uk)

## **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 to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal, then you must do so within six months of the date of this notice. Appeals must be made on a Reserved Matters appeal form which may be downloaded from the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk>. Alternatively appeal forms can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, telephone 0303 444 5000.**
- 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 they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- **Only the applicant possesses the right to appeal this decision.**

## **Purchase Notices**

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants 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 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 (District Council, London Borough Council or Common Council of the City of

London) 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 Part VI of the Town and Country Planning Act 1990.

If you require this document in another format e.g. large print, please contact Customer Services on 01427 676676, by email [customer.services@west-lindsey.gov.uk](mailto:customer.services@west-lindsey.gov.uk) or by asking any of the Customer Services staff.