SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Prior Notification Application

Reference: H02-0136-15 **Received:** 13th February 2015 **Type:** Prior Approval App

Name: Execs of S J Grundy Deceased
C/O Middlemoor
Little Postland
Whaplode Drove
Spalding
PE11 0SP

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Conversion of barns into 3 residential units - re-submission of H02-1007-14

Location : The Hollies Farm Yard Back Bank Whaplode Drove Spalding

South Holland District Council give notice that PRIOR APPROVAL IS GRANTED as, notwithstanding the objection(s) received, it is not considered that the effect of the development on the amenity of adjoining properties is unacceptable.

1 The development shall be commenced within a period of three years from the date of this approval of details.

Reason: As required by Class MB of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 2717-14-07/01, 2717-14-01, 2717-14-02, 2717-14-03, 2717-14-04, 2717-14-06, 2717-14-07, 2717-14-08, 2717-14-09, 2717-14-10 and 2717-14-12A;
Structural Report by Sidebottom, Richardson Cheng Ltd dated May 2006;
Protected Species Survey prepared by Scarborough Nixon dated December 2013.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted

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Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out other than those shown on the approved plans:
i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii) the erection of extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows;
iv) the creation of a new or alteration of an existing vehicular access.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with guidance set out in Sections 7 and 12 of the National Planning Policy Framework, 2012.

4 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such 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 Section 11 of the National Planning Policy Framework, 2012.

5 Before the commencement of the development hereby permitted, elevational and cross sectional plans of the building at a scale of not less than 1:100 illustrating the extent of any proposed demolition and reconstruction including the proposed replacement of any of the existing roof structure and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. No works of demolition/reconstruction or replacement of the existing fabric of the buildings shall be undertaken other than those works so approved.

Note: You are advised that should it become necessary during conversion to undertake works beyond those approved by this condition then this approval may become invalid and the development treated as the erection of a new building which will necessitate the submission of a

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planning application for such. That application will be considered under relevant local planning policies and may not be acceptable.

Reason: Significant alteration and reconstruction would be contrary to Class MB of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

6 All new and replacement brickwork utilised in carrying out the development hereby permitted shall match as closely as possible that of the existing building to which it relates in terms of the type of brick, mortar mix and method of bonding.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with advice within Sections 7 and 12 of the National Planning Policy Framework, 2012.

7 Before the commencement of the development hereby permitted full details of the roof tiles, including samples if so required, to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles used in the development shall conform to the details/samples so approved.

Note: The roofing material shall be clay pantiles or traditional slates.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with advice within Sections 7 and 12 of the National Planning Policy Framework, 2012.

8 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be constructed in timber and installed in accordance with the approved details and thereafter so maintained.

Note: The windows shall be side opening with a central mullion where appropriate.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with advice within Sections 7 and 12 of the National

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Planning Policy Framework, 2012.

9 Details of the design of all external doors and external boarding to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. All external doors and boarding used in the development shall be constructed in timber and conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with advice within Sections 7 and 12 of the National Planning Policy Framework, 2012.

10 Before the commencement of the development hereby permitted full details, including samples if so required, of the proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that roof lights which reflect the design of traditional cast iron roof lights would be appropriate with a central vertical glazing bar.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with advice within Sections 7 and 12 of the National Planning Policy Framework, 2012.

11 The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with advice within Sections 7 and 12 of the National Planning Policy Framework, 2012.

12 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with advice within Sections 7 and 12 of the National

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Planning Policy Framework, 2012.

13 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

decision

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satisfactory development.
This Condition is imposed in accordance with advice within Section 11 of the National Planning Policy Framework, 2012.

14 Mitigation measures to protect barn owls, bats and nesting birds during the construction phase shall be carried out in accordance with the submitted ecological report dated December 2013.

Reason: In the interest of nature conservation and because owls, bats and nesting birds are protected under the Wildlife and Countryside Act, 1981.
This Condition is imposed in accordance with advice within Section 11 of the National Planning Policy Framework, 2012.

15 Before development is commenced at least two barn owl boxes shall be installed on the site facing open farmland in accordance with the submitted Barn Owl Method Statement. The boxes shall thereafter be retained and be made available for use at all times.

Reason: In the interest of nature conservation and because owls are protected under the Wildlife and Countryside Act, 1981.
This Condition is imposed in accordance with advice within Section 11 of the National Planning Policy Framework, 2012.

16 Bat slips shall be installed within each building in accordance with details within the ecological report dated December 2013 prior to each building being brought into use.

Reason: In the interest of nature conservation and because bats are protected under the Wildlife and Countryside Act, 1981.
This Condition is imposed in accordance with advice within Section 11 of the National Planning Policy Framework, 2012.

17 No development to which this permission relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure the appropriate recording of the buildings, which are of historic interest.
This condition is imposed in accordance with Section 12 of the National Planning Policy Framework, 2012.

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18 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.

19 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 18 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.

20 A copy of the final report required in connection with condition 18 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.

Note(s):

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The applicant is reminded that it is an offence under the wildlife and Countryside Act, 1981 (as amended) to kill, injure, or take (handle) any protected species occupying a place of shelter or protection and also to take, damage or destroy the nest of any wild bird while that nest is in use or being built. If evidence of bats is found before or whilst the work is carried out you are advised to contact The Species Protection Officer at Natural England, The Maltings, Wharf Rd, Grantham (tel 01476 584800).

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.

Paul Jackson
Planning Manager

8th April 2015 **H02-0136-15**

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.