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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H04-0027-23 **Date of Decision:** 13th March 2023

Applicant: Mr A Stevenson
Wykes Manor
Wykes Lane
Donington
Spalding
PE11 4SD

Location: Wykes Manor Wykes Lane Donington Spalding

Description: Internal and external alterations & extension to house and conversion including alterations and partial demolition of outbuildings to be used as storage, workshop, swimming pool changing room and annexe.

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 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 and/or documents:

Application Form
DM_001 01
DM_100 01
DM_101 01
DM_102 01

DM_201 01
DM_202 01
Design and Access Statement
9267 - Structural Appraisal
21-033 - Heritage Impact Assessment
EX_RM.01 01
EX_RM.02 01
EX_RM.03 01
EX_RM.04 00
EX_RM.05 00
EX_RM.06 01
EX_RM.07 01
EX_RM.08 01
EX_RM.09 01
EX_RM.09.1 00
EX_RM.10 01
EX_RM.10.1 01
EX_RM.11 01
EX_RM.12 01
EX_RM.13 00
EX_RM.14 00
EX_RM.15 00
EX_RM.16 00
EX_RM.17 00
EX_RM.18 00
EX_RM.19 00
GA_000 06
GA_001 07
GA_100 08
GA_101 08
GA_102 07
GA_110 10
GA_201 05
GA_202 05
GA_211 07
GA_212 06
GA_RM.01 01
GA_RM.02 02
GA_RM.03 02
GA_RM.04 00
GA_RM.05 00
GA_RM.06 01
GA_RM.07 00
GA_RM.08 00
GA_RM.09 00
GA_RM.09.1 00
GA_RM.10 00
GA_RM.10.1 00
GA_RM.11 00
GA_RM.12 00

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GA_RM.13 01
GA_RM.14 00
GA_RM.15 00
GA_RM.16 00
GA_RM.17 00
GA_RM.18 00
GA_RM.19 00
GA_RM.20 00
EX_000 01
EX_100 01
EX_110 01
V_01 Rev C
V_02 Rev B
V_03 Rev B
V_04 Rev B
GA_210 09

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

3 Excluding the following portions of the proposed development hereby approved;

- Interior layout alterations.
- Restorative/repair works (including; repair of windows, doors and the covered vent on the eastern elevation of the main house, repointing, cleaning of exterior surfaces, rainwater goods replacement and roof repairs).
- Addition of roof lights.
- Replacement / installation of doors and windows.
- Removal of modern timber lean-to to the main house.
- Removal of existing timber framed shelter and corrugated plastic roof over the traphouse external staircase, and installation of new metal balustrade.
- Removal and replacement of existing timber porch structure from North elevation of the traphouse.
- Conversion of three hatched openings on the North elevation of the traphouse to windows.
- Installation of new glazed screen and door behind shutter on the North elevation of the traphouse.
- Restoration of chitting shed.

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 16 of the National Planning Policy Framework, 2021. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

4 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 3 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 16 of the National Planning Policy Framework, 2021.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

5 A copy of the final report required in connection with Condition 3 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 16 of the National Planning Policy Framework, 2021.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

6 Prior to the commencement of any demolition works, the applicant shall be required to complete a summer bat survey conducted between the months of May and August. That report shall then be submitted to and approved in writing by the Local Planning Authority. The development shall then be conducted in accordance with the findings and recommendations of that report.

Reason: To ensure that the proposal hereby approved does not negatively impact upon local biodiversity and local populations of protected bat species.
This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

7 Two bat boxes shall be incorporated within the external walls of the stables hereby approved and shall be retained thereafter.

Reason: In the interests of biodiversity.

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This Condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan, 2019.

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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

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

Bats are protected species under the Wildlife and Countryside Act 1981 (as amended) and in the event that bats are living in any cavities in the tree(s), or if they are discovered while the works are taking place, please inform Natural England on Tel: 03000 603900 before works proceed.

Under the Wildlife and Countryside Act 1981 (as amended) all birds, their nests and eggs are protected by law and it is an offence to damage or destroy the nest of any wild bird while it is in use or being built. In the event of query please contact Natural England on Tel: 03000 603900.

Phil Norman
Head of Planning
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		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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 the order.

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.