Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

JMAD Architecture
G19 Boston Enterprise Centre
Enterprise Way
Boston
Lincs
PE21 7TW

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73A CONTINUATION

Reference: H04-0519-18 **Date of Decision:** 4th July 2018

Applicant: Miss Caroline Durrant
Crossgate Farm House
58 Quadring Road
Donington
Spalding Lincs
PE11 4SJ

Location: Crossgate Farm House 58 Quadring Road Donington Spalding

Description: Proposed menage with lighting and change of use to allow dog training, agility, dog daycare and canine massage business - approved under H04-0072-16. Modification of Conditions 2 and 3 to allow amendments to previously approved plans and extended hours

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

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no's. 15135-01A, 15135-02E, 15135-03C and letter entitled 'Proposed business use,'

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

2 The training of dogs shall only be undertaken between the hours of 9.00am to 8.00pm Monday
to Friday and 9.00am to 7.00pm Saturday and Sunday.

Reason: In the interests of the amenity of local residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local

Plan, 2006.

3 There shall be no more than two dogs in day care at the premises at any time, in addition to the applicant's own dogs.

Reason: To protect the amenities of nearby residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

4 There shall be no more than 13 dogs in total at the premises at any one time, including the applicant's own dogs.

Reason: In the interests of residential amenity.
This condition is imposed in accordance with Policy SG17 of the South Holland Local PLan 2006.

5 The 1.8 metres high double sided timber feather edged fence shown on dwg. no. 15135-02E shall be erected before the development hereby permitted is first brought into use and shall thereafter be so maintained.

Reason: To provide an acoustic screen in order to protect the amenities of nearby residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

6 The training methods shall be in accordance with those outlined within the letter entitled 'Proposed business use' accompanying the application.

Reason: This condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006 to further define the terms of the permission in the interests of the amenities of the locality.

7 Details of any additional external lighting to be installed on the premises, beyond what has already been agreed in drawing number 15135-02E shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The lighting shall be installed in accordance with the approved details.

Reason: In the interests of the amenities of both the area and near neighbours.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.

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 Black Sluice Internal Drainage Board wishes to advise the applicant that if they are proceeding with the proposed surface water scheme, the requisite percolation tests should have been carried out to ensure that infiltration is suitable. If, however, the applicant is proceeding with the proposals without testing, then they will be deemed liable for any adverse impact on any neighbouring land or property caused by the failure of the surface water scheme.

The applicant is also reminded of their riparian ownership and maintenance responsibilities for
the watercourse on the northern boundary.



Phil Norman
Planning and Building Control 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.