

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H04/0728/00

Received: 07-JUN-00

Type: FULL

Name: Mr J Lyon
Beck Farm House
Fen Road
Donington
Spalding, Lincolnshire

Agent: Trevor Clay
Chartered Architect
14 Old Fendike Road
Weston Hills
Spalding, Lincolnshire

Description: Proposed vintage commercial vehicle storage building.

Location : Beck Farm House Fen Road
Donington Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

1114/00 ✓ 2 Before development commences an amended 1:200 block plan shall be submitted showing the building relocated 1 metre from the Eastern boundary and the building shall be constructed in accordance with the approved details.

Reason: To enable space for screen hedging.

1114/00 + 1013/00 3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 5 The use of the site shall be restricted to an ancillary use to the main use of the site as a dwelling house and not any commercial general industrial or haulage & distribution use.

Reason: In the interests of residential and rural character.

- 1013/00 6 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 1114/00 7 Before development commences 1:50 construction details of doors for the building shall be submitted to and approved in writing by the Local Planning Authority. The doors shall thereafter be fitted to the building before the use commences.

Reason: In the interests of residential amenity by reducing noise disturbance to nearby residential property.

- 8 The commercial vehicles shall not be parked/stored forward of the front elevation of the dwelling facing the A52.

Reason: In the interests of residential and rural character.

- 9 All repairs/renovations carried out on the vintage commercial vehicles giving rise to noise shall be carried out inside the building with the doors closed.

Reason: In the interests of residential amenity by reducing noise disturbance to nearby residential property.

The determined plans are:-

Dwg. no. 001 received on 7 Jun 00.

SALLY WALTHAM

BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772



Director of Housing and Planning Services

01 AUG 2000

H04/0728/00

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. See enclosed notes relating to rights of appeal.

SALLY WALTHAM
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Town and Country Planning Act etc **DRAFT PERMISSION**

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Beck Farm House
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Agent: Trevor Clay
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14 Old Fendike Road
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Spalding, Lincolnshire

Description: Proposed vintage commercial vehicle storage building.

Location : Beck Farm House Fen Road
Donington *Spalding Lines*

**South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):**

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 Before development commences an amended 1:200 block plan shall be submitted showing the building *re located* ~~placed~~ 1 metre from the Eastern boundary and the building shall be constructed in accordance with the approved details.

Reason: To enable space for screen hedging.

- 3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 5 The use of the site shall be restricted to an ancillary use to the main use of the site as a dwelling house and not any ~~Commercial General Industrial or Mailage & Distribution Use~~. X

Reason: In the interests of residential and rural character.

- 6 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

- 7 Before development commences 1:50 construction details of doors for the building shall be submitted to and approved in writing by the Local Planning Authority. The doors shall thereafter be fitted to the building before the use commences.

Reason: In the interests of residential amenity by reducing noise disturbance to nearby residential property.

- 8 The commercial vehicles shall not be parked/stored forward of the front elevation facing the A52. *in the dwelling*

Reason: In the interests of residential and rural character.

The determined plans are:-

Dwg. no. 001 received on 7 Jun 00.

at name All repairs/renovations carried out on the village Council vehicles giving rise to, shall be carried out inside the bldg with the doors closed.

Director of Housing and Planning Services
26 JUL 2000

Reason: As T.

H04/0728/00

Ab 26/7

DR 31/7.