Mr M Coulam
Pasture Farm
Westdale Drove
Donington
Spalding
PE11 4XG

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73A CONTINUATION

Reference: H04-0821-22 **Date of Decision:** 14th December 2023

Applicant: Mr M Coulam
Pasture Farm
Westdale Drove
Donington
Spalding
PE11 4XG

Location: Pasture Farm Westdale Drove Donington Spalding

Description: Proposed Livestock Shed - approved under H04-0322-21. Modification of Condition 1 for the addition of a slurry tank. Modification of Condition 2 to allow the time frame for the removal of litter from the site to be extended and confirmation that vehicles transporting the litter cannot be covered as they belong to outside contractors.

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

1 The livestock building and slurry tank operations hereby permitted shall cease on site at or before two years from the date of this permission. Unless a further express grant of planning permission is issued by the Local Planning Authority then at or before two years from the date of this permission the management of the site shall be by the following operations;

-Litter shall be removed from site every 4 weeks. All vehicles used to transport litter must be covered

Reason: To assess the impact of the slurry tank and livestock building uses on the character and amenity of the surrounding area.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East

Lincolnshire Local Plan, 2019.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:
Block Plan - Aerial View
Application Form
Location Plan for Slurry Tank (1:2500)
Slurry Tank Dimensions
Slurry Tank Side View
Slurry Tank Roof
Pest Management Policy - Flies
Fly Monitoring Record
Fly Policy - Safe Operating Procedure
Odour Management Plan

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

3 The applicant shall regularly review the fly management to reflect best practical means (but at least every 2 years).

Reason: To ensure that the site and surrounding area is not impacted by fly / odour impact and pollution.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

4 The applicant shall make available to South Holland District Council on request fly monitoring records

Reason: To ensure that the site and surrounding area is not impacted by fly / odour impact and pollution.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

5 Sheds shall be cleaned / cleared after every batch within 7 days

Reason: To ensure that the site and surrounding area is not impacted by fly / odour impact and pollution.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019.

6 Litter shall be removed from site a minimum of every 10 weeks. Unless a further express grant of planning permission is issued by the Local Planning Authority then at or before two years from the date of this permission the management of the site shall be by the following operations;

-Litter shall be removed from site every 4 weeks. All vehicles used to transport litter must be covered

Reason: To ensure that the site and surrounding area is not impacted by fly / odour impact and pollution.
This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East

DC_FINAL_DECISION - ODB:14

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



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.