

Council Offices
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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H05-0601-15 Received: 21st July 2015

Type: FULL

Name: Ms E Topgood
Montague House
123 Fleet Road
Fleet Hargate
Spalding Lincs
PE12 8LD

Agent: Ms E Topgood
Montague House
123 Fleet Road
Fleet Hargate
Spalding Lincs
PE12 8LD

Description: Erection of block of three stables and change of land use to equestrian

Location : 123 FLEET ROAD FLEET
SPALDING

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 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:
Dwg. nos. 0000/A/SP1, 000/A/SP2, 000/A/3 and Drawing No 4.

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

- 3 There shall be no chattels, mobile or temporary structures placed or erected on the site.

Reason: To safeguard the amenities of the locality.
This Condition is imposed in accordance with SG14 of the South Holland Local Plan 2006.

- 4 The paddock and stables shall only be used for domestic purposes ancillary to the use of the main dwelling known as Montague House, 123 Fleet Road, Fleet Hargate, PE12 8LD.

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Reason: The site is with defined settlement limits unsuited for commercial livery and in order to safeguard the amenities of properties in the vicinity.

~~This Condition is imposed in accordance with SG17 of the South Holland Local Plan 2006.~~

- 5 Manure, stable sweepings and other waste shall only be stored and disposed of in the location and manner specified in the application, and no burning of manure, stable sweepings or other waste shall take place anywhere on the site. Provision for such waste storage and disposal shall be made before the first use of the development hereby permitted and shall be so maintained at all times thereafter.

Reason: To prevent pollution and to protect the amenity of nearby residents.

This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application, having engaged with the Applicant at the pre-application stage, and by assessing the subsequent application 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 within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx



Paul Jackson
Place Manager

7th September 2015

H05-0601-15

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.