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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

**Town and Country Planning Act 1990**

# Planning Permission

Reference: H05/0904/00 Received: 27-NOV-00 Type: FULL

Name: South Holland District Circuit
22 Barrington Gate
Holbeach
Nr. Spalding
Lincs PE12 7LB

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Change of use of the existing chapel building to residential use

Location : Methodist Chapel Mill Bank
Fleet Fen 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.

2 Before development is commenced details to a scale not greater than 1:20 shall be submitted to and approved in writing by the Local Planning Authority showing the constructional details of the new window and roof light serving the kitchen/diner. The new window and roof light shall thereafter be installed in accordance with the approved details.

Reason: To ensure the new window and roof light are sympathetic to the character/appearance of the existing building, which is of historic interest.

3 Other than the proposed new kitchen/diner window and roof light, no extensions and/or external alterations shall be carried out to the building.

Reason: To ensure the building retains its historic/architectural quality.

4 The existing Oak and Acacia trees on site shall not be lopped, topped, felled or uprooted without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

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5 Prior to development being commenced on site the existing Oak and Acacia trees upon the site shall be fenced off in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

6 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

7 All excavations within the spread of the existing Acacia and/or Oak trees associated with the construction of the private drive shall be dug by hand and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

8 Before the building is occupied the parking spaces shall be provided in accordance with the approve plans.

Reason: To ensure satisfactory off-street parking, in the interests of highway safety.

9 Before development is commenced details of any fixtures/fittings and/or artefacts to be removed from the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason; Such items may be of archaeological interest.

10 Before commencement of development details of a survey undertaken to establish the likely presence of bats within the existing building shall be submitted to and approved in writing by the Local Planning Authority. Such a survey shall include a statement of measures to be undertaken to conserve the babitat of the bats and to protect the bats themselves (assuming their presence is established) and such measures shall be undertaken in consultation with English Nature.

Reason: In the interests of nature conservation and because bats are a protected species under the

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HOUSING & PLANNING SERVICES DEPARTMENT

Wildlife and Countryside Act 1981.

The determined plans are:-
1:2500 and 1:1250 plan received 19 July 2000.
Amended dwg no. SD00-069/1 received 25 April 2001.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The applicants are reminded that the existing Oak tree upon the site is the subject of a tree preservation order.

**Director of Housing and Planning Services**
**13 JUN 2001** H05/0904/00

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.

**Town and Country Planning Act etc**

# DRAFT PERMISSION

Reference H05/0904/00 Received: 27-NOV-00 Type: FULL

Name: South Holland District Circuit
22 Barrington Gate
Holbeach
Nr. Spalding
Lincs PE12 7LB

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Change of use of the existing chapel building to residential use

Location : Methodist Chapel Mill Bank
Fleet Fen Spalding Lincs

**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 is commenced details to a scale not greater than 1:20 shall be submitted to and approved in writing by the Local Planning Authority showing the constructional details of the new window and roof light serving the kitchen/diner. The new window and roof light shall thereafter be installed in accordance with the approved details.

Reason: To ensure the new window and roof light are sympathetic to the character/appearance of the existing building, which is of historic interest.

3 Other than the proposed new kitchen/diner window and roof light, no extensions and/or external alterations shall be carried out to the building.

Reason: To ensure the building retains its historic/architectural quality.

4 The existing Oak and Acacia trees on site shall not be lopped, topped, felled or uprooted without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

5 Prior to development being commenced on site the existing Oak and Acacia trees upon the site shall be fenced off in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

6 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

7 All excavations within the spread of the existing Acacia and/or Oak trees associated with the construction of the private drive shall be dug by hand and care taken not to damage any tree roots whatsoever.

Reason: To safeguard the trees during development.

8 Before the building is occupied the parking spaces shall be provided in accordance with the approve plans.

Reason: To ensure satisfactory off-street parking, in the interests of highway safety.

9 Before development is commenced details of any fixtures/fittings and/or artefacts to be removed from the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason; Such items may be of archaeological interest.

10 Before commencement of development details of a survey undertaken to establish the likely presence of bats within the existing building shall be submitted to and approved in writing by the Local Planning Authority. Such a survey shall include a statement of measures to be undertaken to conserve the babitat of the bats and to protect the bats themselves (assuming thier presence is established) and such measures shall be undertaken in consultation with English Nature.

Reason: In the interests of nature conservation and because bats are a protected species under the

Wildlife and Countryside Act 1981.

The determined plans are:- i) 1:2500 & 1:1250 plan rec'd 19/7/00.

X ii) amended dwg No 5000-069/1 rec'd 25/4/01.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The applicants are reminded that the existing Oak tree upon the site is the subject of a tree preservation order.

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11-6-01.

**Director of Housing and Planning Services**
**07 JUN 2001**

H05/0904/00