SALLY WALTHAM
BA (Hons) F.C.I.H.
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0043/00 Received: 17-JAN-00 Type:FULL

Name: Bull Lane Developments
1 Winfrey Close
Long Sutton
Spalding
Lincolnshire

Agent: Robin Bradley Building Design
Greetwell Place
2 Limekiln Way
Greetwell Road
Lincoln. LN2 4US

Description: Conversion of barn to dwelling and use of agricultural land as paddock.

Location : Broadgate Farm Gedney
Spalding Lincolnshire

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 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.

3 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.

4 Prior to the commencement of development large scale details of the proposed doors and windows, together with proposed external finishes, shall be submitted to and approved in writing by the

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HOUSING & PLANNING SERVICES DEPARTMENT

Local Planning Authority.

Reason: In the interests of the appearance and character of the development.

5 All joinery shall be timber NOT metal or plasitc.

Reason: To safeguard the appearance of the development.

6 All second hand bricks shall be entirely cleaned of paint, soot and any other coatings before use.

Reason: To safeguard the appearance of the development.

7 Prior to the commencement of development a survey report shall be produced by a bone-fide ecologist investigating the likelyhood of protected species (as defined by the Wildlife and Countryside Act 1981) on site. Such a report shall include identification of necessary mitigation measures to prevent impact arising from the development and shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to the conversion works commencing.

Reason: To avoid disturbance to protected species as specified in the Wildlike and Countryside Act 1981.

The determined plans are:-
Existing and proposed elevations received on 17 Jan 00.
Location plan received on 4 Feb 00.

S A Waltham

Director of Housing and Planning Services
09 MAR 2000

H06/0043/00

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 H06/0043/00 Received: 17-JAN-00 Type: FULL

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1 Winfrey Close
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Lincolnshire

Agent: Robin Bradley Building Design
Greetwell Place
2 Limekiln Way
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Description: Conversion of barn to dwelling and use of agricultural land as paddock.

Location : Broadgate Farm Gedney
Spalding Lincolnshire

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 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.

3 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.

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Local Planning Authority.

Reason: In the interests of the appearance and character of the development.

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Director of Housing and Planning Services
09 MAR 2000

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H06/0043/00

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9-3-00.