FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
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Town and Country Planning Act 1990

Planning Permission

Reference: H06-0078-15 **Received:** 2nd February 2015 **Type:** FULL

Name: C Wright and Son (Gedney) Ltd
White House Farm
Main Street
Gedney Dyke
Spalding
Lincs
PE12 0AJ

Agent: Acorus
Pendeford House
Pendeford Business Park
Wobaston Road
Wolverhampton
WV9 5AP

Description: General purpose agricultural building and new farm access

Location : WHITE HOUSE FARM MAIN STREET
GEDNEY DYKE 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. WRIGHT-01, WRIGHT-02, WRIGHT-03 and WRIGHT-04.
Flood Risk Assessment dated January 2015.

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

3 The use of the building shall be confined to agriculture as defined within Section 336 of the Town and Country Planning Act, 1990.

Reason: The site is located in an area where it is the policy of the Local Planning Authority not to permit new development unless it is appropriate and essential in that location, particularly in conjunction with agriculture.

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This Condition is imposed in accordance with Policy SG4 of the South Holland Local Plan, 2006 which seeks to protect the countryside.

4 Before the commencement of the development hereby permitted full details of the external materials of construction of the building, including colour, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

5 Before development is commenced and notwithstanding the submitted details, a full specification of the materials to be used for the construction of the new farm roadway shall be submitted to and approved in writing by the Local Planning Authority. The new farm roadway shall thereafter be constructed in accordance with the approved details.

Note: The first 20 metres of the roadway from the highway junction shall be hardsurfaced (eg, tarmacadam or concrete).

Reason: To ensure a satisfactory development and to prevent material from being deposited on the highway, in the interests of highway safety and the amenities of the locality.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan 2006.

6 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 6 months, beginning with the date on which construction of the new farm roadway is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years, beginning with the date of completion of the scheme, and during that period all losses shall be made good as and when necessary.

Note: The landscaping scheme should include native tree planting each side of the new farm roadway near the entrance, but not within the visibility splay or spread of the preserved trees to the south west. It should also include native hedge planting along the north-eastern boundary of the side adjacent the farm roadway.

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Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the 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 in as timely a manner as possible 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.

Note(s):

The development hereby permitted 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 - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

The applicant is advised that the trees along the frontage of No. 55 Main Street immediately to the south west of the site are the subject of a tree preservation order and that consent is required for any works carried out to them.

Paul Jackson
Planning Manager
24th March 2015 **H06-0078-15**

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.