

FILE COPY



Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H06/0094/03

Received: 12-FEB-03

Type: OUTLINE

Name: Mr & Mrs Munson
c/o Smith & Munson Ltd
Glenfield House
Ropers Gate, Gedney
Spalding, Lincs.

Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs NG34 8QU

Description: Farmhouse including office accommodation, domestic garaging & new vehicular access off existing private farm roadway.

Location : Land off Gipsy Lane Gedney

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Reason: The application was submitted in outline only.

- 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 The occupation of the dwelling hereby permitted and of the existing dwelling, Glenfield House, shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

Note(s):

The determined plans are:

1:2500 site location plan, dwg nos. 3115-1 and 3115-2 and Agricultural Dwelling Appraisal and Statement from Poddingtons received 31 January 2003.

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Decisions

Head of Planning & Development
19 MAY 2003

H06/0094/03

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 H06/0094/03

Received: 12-FEB-03 Type: OUTLINE

Name: Mr & Mrs Munson
c/o Smith & Munson Ltd
Glenfield House
Ropers Gate, Gedney
Spalding, Lincs.

Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs NG34 8QU

Description: Farmhouse including office accommodation, domestic garaging & new vehicular access off existing private farm roadway.

Location : Land off Gipsy Lane Gedney

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

1. 30 341

The occupation of the dwelling hereby permitted and of the existing dwelling, Glenfield House, shall be linked to ...

- 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 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the development hereby permitted shall be used only in connection with agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, and there shall be no storage of materials, vehicles, or equipment, or industrial processes carried out other than those required for the purposes of the applicant's agricultural business.

Reason: The site is in an area where it is the policy of the Local Planning Authority to restrict development unless it is required in connection with agriculture.

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the existing dwelling "Glenfield House" ^{shall} be used only in connection with agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, and there shall be no storage of materials, vehicles, or equipment, or industrial processes carried out other than those required for the purposes of the applicant's agricultural business.

Reason: To ensure that both "Glenfield House" and the dwelling hereby permitted remain available to both the holding and agriculture/horticulture in the locality.

Note(s):

The determined plans are:

- x Dwg nos. 3115 and 3115-2 and Agricultural Dwelling Appraisal and Statement from Poddingtons received 31 January 2003.

L 1:2500 site location plan,

Head of Planning & Development
15 MAY 2003

H06/0094/03

549/3
12/5/03
126 10/7/03



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H06/1096/03

Received: 05-SEP-03

Type: RESERVED MATTERS

Name: Mr & Mrs Munson
c/o Smith & Munson Ltd
Glenfield House
Ropers Gate
Gedney Spalding Lincs

Agent: Poddingtons
Unit 7, The Flaxmill
Flaxmill Lane
Pinchbeck
Spalding, Lincs. PE11 3XQ

Description: Farmhouse including office accommodation, domestic garaging and new vehicular access off private farm roadway (outline application H06/0094/03)

Location : Land off Gipsy Lane Gedney

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order, with or without modification, the proposed buildings shall not be enlarged, improved or otherwise altered without the permission of the Local Planning Authority.

Reason : Without the imposition of this condition the proposed house could be extended to a size no longer commensurate with the established functional requirement or altered to have an unacceptable impact on the rural character of the locality.

- 2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

This Condition is imposed in accordance with Policy E1 of the adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

Note(s):



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

The determined plans are:

Dwg No. 3115-1 (Location Plan) received 5 September 2003.

Amended Dwg No. 3115-15 received 4 December 2003.

The applicant is advised that this approval of reserved matters should be carried out in accordance with the conditions attached to the grant of outline planning permission (Application No. H06/0094/03).

Head of Planning & Development

15-JAN-04

H06/1096/03

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.