X41/02

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0136/02 Received: 07-FEB-02 Type: FULL

Name: Ms S Bean
2 Rutland Gardens
Gosberton
Spalding
Lincs PE11 4HR

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Change of use from former chapel to residential, including external alterations and formation of new access

Location : The Chapel Roman Bank
Gedney Dyke

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 of all new windows and doors to be installed within the building shall be submitted to and approved in writing by the Local Planning Authority. The windows shall match those existing as closely as possible in terms of design and detailing.

Reason: To retain the character of the building, in the interests of the visual amenities of the locality.

3 All new windows and doors (other than rooflights) shall be constructed in timber and not aluminium or UPVC.

Reason: To retain the character of the building, in the interests of visual amenities of the locality.

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4 Before development is commenced 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 as to what measures will be undertaken to conserve the habitats of the bats and to protect the bats themselves (assuming their presence is established). Such measures shall be undertaken in consultation with English Nature prior to occupation.

Reason: In the interests of nature conservation and because bats are a protected species under the Wildlife & Countryside Act, 1981.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

6 Before development is commenced details of screening along the rear section of the eastern boundary shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be agreed shall be fully implemented prior to occupation of the dwelling.

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

7 The roofing material shall consist of traditional slate.

Reason: To retain the character of the building, in the interests of the visual amenities of the locality.

8 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include recordings of the location and details of all memorial plaques, gravestones and other items of interest, plus details of which are to be retained/removed.

Reason: To ensure that satisfactory arrangements are made for the recording and retention (where possible) of items of archaeological interest.

9 All memorial plaques within the fabric of the building shall be retained in situ unless agreed

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otherwise in writing by the Local Planning Authority.

Reason: To ensure that the ecclesiastical character of the building is retained.

10 The drive shall be constructed in such a manner and services installed in such a position as to preserve existing burial sites.

Reason: The site is of archaeological interest.

11 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) no alterations, extensions and/or outbuildings shall be erected (other than those expressly authorised by this permission).

Reason: To preserve the character of the building, in the interest of the visual amenities of the locality.

The determined plans are:
1:2500 plan and dwg. no. 01/49/01 received 7 February 2002.
Structural survey received 20 June 2002.
Flood Risk Assessment received by the Environment Agency on 19 July 2002.
Amended dwg. no. 01/49/02A received 21 October 2002.

The applicants are reminded that any work which affects a burial site needs to be brought to the attention of The Coroner. A Section 25 License may also be required if it is subsequently discovered that human remains need to be removed.

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 - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
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Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Sevenoaks

Head of Planning & Development
31 OCT 2002

H06/0136/02

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H06/0136/02 Received: 07-FEB-02 Type: FULL

Name: Ms S Bean
2 Rutland Gardens
Gosberton
Spalding
Lincs PE11 4HR

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Change of use from former chapel to residential, including external alterations and formation of new access

Location : The Chapel Roman Bank
Gedney Dyke

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 of all new windows and doors to be installed within the building shall be submitted to and approved in writing by the Local Planning Authority. The windows shall match those existing as closely as possible in terms of design and detailing.

Reason: To retain the character of the building, in the interests of the visual amenities of the locality.

3 All new windows and doors (other than rooflights) shall be constructed in timber and not aluminium or upvc.

Reason: To retain the character of the building, in the interests of visual amenities of the locality.

4 Before development is commenced 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 as to what measures will be

undertaken to conserve the habitats of the bats and to protect the bats themselves (assuming their presence is established). Such measures shall be undertaken in consultation with English Nature prior to occupation.

Reason: In the interests of nature conservation and because bats are a protected species under the Wildlife & Countryside Act, 1981.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

6 Before development is commenced details of screening along the rear section of the eastern boundary shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be agreed shall be fully implemented prior to occupation of the dwelling.

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

7 The roofing material shall consist of traditional slate.

Reason: To retain the character of the building, in the interests of the visual amenities of the locality.

8 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include recordings of the location and details of all memorial plaques, gravestones and other items of interest, plus details of which are to be retained/removed.

Reason: To ensure that satisfactory arrangements are amde for the recording and retention (where possible) of items of archaeological interest.

9 All memorial plaques within the fabric of the building shall be retained in situ unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the ecclesiastical character of the building is retained.

10 The drive shall be constructed in such a manner and services installed in such a position as to preserve existing burial sites.

Reason: The site is of archaeological interest.

11 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) no alterations, extensions and/or outbuildings shall be erected (other than those expressly authorised by this permission).

Reason: To preserve the character of the building, in the interest of the visual amenities of the locality.

The determined plans are:
1:2500 Plan and Dwg. no. 01/49/01 received 7th February 2002.
Structural Survey received 20th June 2002.
Letter from the South Holland Internal Drainage Board ~~and Flood Risk Assessment received by the~~ Local ~~Planning Authority on~~ 12th July 2002.
Amended Dwg. received 21st October 2002.

The applicants are reminded that any work which affects a burial site needs to be brought to the attention of the Coroner. A Section 25 License may also be required if it is subsequently discovered that human remains need to be removed.
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 - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Head of Planning & Development
25 OCT 2002

H06/0136/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H06/1279/02 Received: 25-NOV-02 Type: CONDITION COMPLIANCE

Name: Mrs S Bean
2 Rutland Gardens
Gosberton
Spalding
Lincs PE11 4HR

Agent: Mrs S Bean
2 Rutland Gardens
Gosberton
Spalding
Lincs PE11 4HR

Description: Details of screening and archaeological work (Conditions 6 & 8 of **H06/0136/02)**

Location : The Chapel Roman Bank
Gedney Dyke

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Site plan showing position of gravestones received 25 October 2002.
Photographic record of internal and external items (P1-P5).

Head of Planning & Development
12-NOV-03

H06/1279/02

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.

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H06/1019/03 Received: 15-AUG-03 Type: CONDITION COMPLIANCE

Name: Ms S Bean
2 Rutland Gardens
Gosberton
Spalding
Lincs

Agent: Remway Design
3 Rembrandt Way
Spalding
Lincs
PE11 3HX

Description: Details of windows (Condition 2 of H06/0136/02)

Location : Old Chapel Gedney Dyke

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Specification received 14 August 2003.
Sectional details received 15 August 2003.

Head of Planning & Development
25-SEP-03

H06/1019/03

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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H06/1255/02 Received: 18-NOV-02 Type: CONDITION COMPLIANCE

Name: Ms S Bean
2 Rutland Gardens
Gosberton
Spalding
Lincs

Agent: Ms S Bean
2 Rutland Gardens
Gosberton
Spalding
Lincs

Description: Details of Bat Survey (Condition 4 of H06/0136/02)

Location : The Chapel Roman Bank
Gedney Dyke

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

The determined plans are:
Protected Species Report (dated 14 November 2002) received 15 November 2002.

Your attention is drawn to the attached advice from English Nature dated 9 December 2002.

Head of Planning & Development
19-DEC-02

H06/1255/02

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.

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