SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0965/97 Received:24-OCT-97 Type:FULL

Name: Mr W Turnbull
'Ryecroft'
Ryefields Lane
Sutton St James
Spalding Lincs

Agent: Trevor A Clay RIBA
Chartered Architect
14 Old Fendike Road
Weston Hills
Spalding Lincs

Description: Proposed tractor building and calf-rearing building

Location : 'Ryecroft', Ryefields Lane (Pt OS No. 0086)
Sutton St James 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 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. Such a scheme shall make provision for the screening of the tractor shed from adjacent residential property to the north.

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 five 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 Before the commencement of the use of the buildings, the yard between the buildings shall be laid out and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

5 Notwithstanding the provisions of the Town and Country Planning (Use

SOUTH HOLLAND DISTRICT COUNCIL

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.

6 No straw, hay or animal feedstuffs shall be stacked or deposited in the open to a height exceeding 2 metres within 3 metres of any boundary of an adjacent residential property.

Reason: In the interests of residential amenity.

7 No more than 20 calves shall be reared or housed within the calf rearing building at any one time.

Reason: In the interests of residential amenity.

8 The tractor shed shall incorporate noise attenuation measures to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such measures shall be provided before the occupation of the tractor shed.

Reason: In the interests of residential amenity.

9 Adequate arrangements shall be made to the reasonable satisfaction of the Local Planning Authority for the disposal of animal wastes and manure.

Reason: In the interests of residential amenity.

Director of Housing and Planning Services
20-NOV-97 H06/0965/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/0965/97 Received:24-OCT-97 Type:FULL

Name: Mr W Turnbull
'Ryecroft'
Ryefields Lane
Sutton St James
Spalding Lincs

Agent: Trevor A Clay RIBA
Chartered Architect
14 Old Fendike Road
Weston Hills
Spalding Lincs

Description: Proposed tractor building and calf-rearing building

Location : 'Ryecroft', Ryefields Lane (Pt OS No. 0086)
Sutton St James Spalding

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. Such a scheme shall make provision for the screening of the tractor shed from adjacent residential property to the north.

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 five 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 Before the commencement of the use of the buildings, the yard between the buildings shall be laid out and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety.

5 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.

6 No straw, hay or animal feedstuffs shall be stacked or deposited in the open to a height exceeding 2 metres within 3 metres of any boundary of an adjacent residential property.

Reason: In the interests of residential amenity.

7 No more than 20 calves shall be reared or housed within the calf rearing building at any one time.

Reason: In the interests of residential amenity.

8 The tractor shed shall incorporate noise attenuation measures to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such measures shall be provided before the occupation of the tractor shed.

Reason: In the interests of residential amenity.

9 Adequate arrangements shall be made to the reasonable satisfaction of the Local Planning Authority for the disposal of animal wastes and manure.

Reason: In the interests of residential amenity.

17-NOV-97 Checked ....[signature] 17/11..

Authorised to issue (inc Delegation).....[signature] 18/11..