Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0159/03 Received: 13-FEB-03 Type: FULL

Name: S Kennally
Willow Manor
Mole Drove
Gedney Hill
Spalding, Lincs.

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of agricultural land to fishing lakes including new access, parking area and construction of earth bunds

Location : Plot O.S. 0020 North Road
Gedney Hill

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 The use of the site shall be restricted solely to recreational fishing. It shall not be used for any other purpose within Class D2 (Assembly and Leisure) of the Town and Country Planning (Use Classes) Order 1987.

Reason: To enable the Local Planning Authority to review the effect of any other use upon the amenities of the locality and also highway safety.
This Condition is imposed in accordance with Policy E12 of the Adopted South Holland District Local Plan which seeks to protect the countryside and minimise the loss of high quality agricultural land.

3 Before development is commenced cross-sectional details of the new lakes and earth bunds shall be submitted to and approved in writing by the Local Planning Authority. The earth bunds shall be constructed using top soil only.

Reason: In the interest of the amenities of the locality.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District

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Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and in accordance with Policy E12 of the Adopted South Holland District Local Plan which seeks to protect the countryside and minimise the loss of high quality agricultural land.

4 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.
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, and in accordance with Policy E11 of the Adopted South Holland District Local Plan which seeks to safeguard, enhance and extend the amenity, wildlife and landscape quality of the district.

5 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.
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, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

6 The vehicular access shall incorporate 10 metres radii tangential to the nearside edge of the carriageway of North Road and the effective width of the access at the inner tangent point shall be 5.5 metres.

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

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7 Before the use is commenced the access shall be constructed in a suitably hardened material, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, for a distance of at least 20 metres measured from the channel line of North Road.

Reason: To prevent unsuitable material from being carried out onto the carriageway of North Road, in the interest of highway safety.
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.

8 Before the use is commenced the access roadway and parking area shall be laid out and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interest of the amenities of the locality and also highway safety.
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.

9 Before the use is commenced the existing access shall be closed.

Reason: To ensure a satisfactory development, in the interest of highway safety.
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):

The determined plans are:
Amended dwg no. 546/02/01A received 17 April 2003.
Flood Risk Assessment received 28 July 2003.
Archaeological Evaluation Reports (nos. 180/03 and 16/04) received 10 November 2003 and 3 March 2004 (respectively).

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For the avoidance of doubt, planning permission has been granted purely for fishing lakes and ancillary works (including new vehicular access). It does not include use of the site as a caravan park or the erection of buildings such as clubhouse, café, tackle shop, toilets, etc, for which further planning permission would be required. The permission does not give consent to fill in the frontage drain or remove the roadside trees.

The landscaping scheme should be of a profuse nature and consist predominantly of native trees, similar to the golf course development further to the north.

It should not be assumed that planning permission will automatically be forthcoming in the future for an associated dwelling since this is technically contrary to policy relating to new dwellings in the open countryside.

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.

Your attention is drawn to the attached letter from the Environment Agency dated 22 September 2003.

Head of Planning & Development
24 MAR 2004 H07/0159/03

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H07/0159/03 Received: 13-FEB-03 Type: FULL

Name: S Kennally
Willow Manor
Mole Drove
Gedney Hill
Spalding, Lincs.

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of agricultural land to fishing lakes including new access, parking area and construction of earth bunds

Location : Plot O.S. 0020 North Road
Gedney Hill

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 The use of the site shall be restricted solely to recreational fishing. It shall not be used for any other purpose within Class D2 (Assembly and Leisure) of the Town and Country Planning (Use Classes) Order 1987.

Reason: To enable the Local Planning Authority to review the effect of any other use upon the amenities of the locality and also highway safety. E12

3 Before development is commenced cross-sectional details of the new lakes and earth bunds shall be submitted to and approved in writing by the Local Planning Authority. The earth bunds shall be constructed using top soil only.

Reason: In the interest of the amenities of the locality. E1 and E12

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4 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.
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. and E11

5 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.
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, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

6 The vehicular access shall incorporate 10 metres radii tangential to the nearside edge of the carriageway of North Road and the effective width of the access at the inner tangent point shall be 5.5 metres.

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

7 Before the use is commenced the access shall be constructed in a suitably hardened material, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, for a distance of at least 20 metres measured from the channel line of North Road.

Reason: To prevent unsuitable material from being carried out onto the carriageway of North Road, in the interest of highway safety.

E1

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8 Before the use is commenced the access ~~shall be constructed in a suitably hardened~~ material, in ~~accordance~~ with details to be submitted to and approved in writing by the Local Planning Authority, ~~for a distance of at least 20 metres measured from the channel line of North Road.~~

Reason: ~~To prevent unsuitable material from being carried out onto the carriageway of North Road, in the interest of highway safety.~~

9 Before the use is commenced the existing access shall be closed.

Reason: To ensure a satisfactory development, in the interest of highway safety.

Note(s):

The determined plans are:
Amended dwg no. 546/02/01A received 17 April 2003.
Flood Risk Assessment received 28 July 2003.
Archaeological Evaluation Report (nos. 180/03 and 16/04) received 10 November 2003 and 3 March 2004.

For the avoidance of doubt, planning permission has been granted purely for fishing lakes and ancillary works (including new vehicular access). It does not include use of the site as a caravan park or the erection of buildings such as clubhouse, café, tackle shop, toilets, etc, for which further planning permission would be required. The permission does not give consent to fill in the frontage drain or remove the roadside trees.

The landscaping scheme should be of a profuse nature and consist predominantly of native trees, similar to the golf course development further to the north.

It should not be assumed that planning permission will automatically be forthcoming in the future for an associated dwelling since this is technically contrary to policy relating to new dwellings in the open countryside.

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.

Your attention is drawn to the **attached letter f**rom the Environment Agency dated 22 September 2003.

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Head of Planning & Development
18 MAR 2004

H07/0159/03

MK 23 MAR. 04

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H07/0480/04 Received: 13-APR-04 Type: CONDITION COMPLIANCE

Name: S Kennally
Willow Manor
Mole Drove
Gedney Hill
Spalding Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Details of cross sections of new lakes, earth bunds, landscaping, tree planting and access construction (Conditions 3, 4, 7 and 8 of H07/0159/03)

Location : North Road Gedney Hill

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:
Amended dwg. no. 546-02-02A, received 14 July 2004.
Amended dwg. no. 546-02-01D, received 18 October 2004.

Head of Planning & Development
02-NOV-04

H07/0480/04

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.

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