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TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H07/1090/87

DATE RECEIVED : 2 10 87

APPLICANT : Mr B Smith
Haliday
New Fen Drove
Gedney Hill
Nr SPALDING Lincs

AGENT : R Beaty
44 Buhyan Road
Kempston
BEDFORD
MK42 8HL

TYPE : Full GRID REF : 534500 311450

DESCRIPTION : Stables, equine pool and bungalow.

LOCATION : Mole Drove, Gedney Hill

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to 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 41 of the Town and Country Planning Act 1971

2. The dwelling shall be first occupied by the applicant.

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. This permission has been granted having regard to the circumstances of the case and its implementation is therefore confined to the applicant.

3. The occupancy of the dwelling hereby permitted shall not commence until the proposed stable range is constructed within the applicants land as detailed on the plans accompanying this application.

Reason: The site lies in the open countryside in an area where the Local Planning Authority normally restricts further residential development except for essential agricultural need. This permission has been granted in recognition of the specific circumstances of the applicant to assist him in running a proposed racehorse stables on the adjacent land.

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IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE

4. The occupancy of the dwelling hereby permitted shall be restricted to a person or persons employed either directly or engaged in a management capacity with the adjacent racehorse stableing facility as outlined in the plans accompanying this application, together with their family.

   Reason: To ensure that the occupancy of the dwelling is not separated from the adjacent business use because of the possibility of disturbance that may result from the proximity of the business to the dwelling.

5. 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.

6. 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 by the Local Planning Authority.

   Reason: In the interests of visual amenity.

7. 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, or within such longer period as may be agreed in writing with the Local Planning Authority. 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.

B. Smith

District Planning Officer
27th November 1987