SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H08-0184-15 **Received:** 27th February 2015 **Type:** FULL

Name: Mrs S Wilson
Charity Farm
87 Clough Road
Gosberton Risegate
Spalding
PE11 4JW

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincolnshire
PE11 3AP

Description: Conversion of outbuildings into farm shop with tea room/cafe facilities.

Location : CHARITY FARM 87 CLOUGH ROAD
GOSBERTON RISEGATE 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 three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 2521-001A, 2521-002, 2521-003A, 2521-004A.
Ecology and Protected Species Survey (prepared by Scarborough Nixon Associated Ltd, dated February 2013).

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

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1. An assessment of significance and proposed mitigation strategy (i.e preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

4 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 3 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 A copy of the final report required in connection with condition 3 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

6 Before the commencement of the development hereby permitted, elevational and cross sectional plans of the building(s) at a scale of not less than 1:100 illustrating the extent of any proposed demolition and reconstruction including the proposed replacement of any of the existing roof structure and roof timbers shall be submitted to and approved in writing by the Local Planning Authority. No works of demolition/reconstruction or replacement of the existing fabric of the building(s) shall be undertaken other than those works so approved.

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Note: You are advised that should it become necessary during conversion to undertake works beyond those approved by this condition then this planning permission may become invalid and the development treated as the erection of a new building which will necessitate the submission of a planning application for such. That application will be considered under relevant local planning policies and may not be acceptable.

Reason: These details were not supplied with the application. Planning permission is only granted *for conversion of the existing building(s) by virtue of the architectural and historic quality of the* building(s). Significant alteration and reconstruction could undermine the historic quality of the building(s), which would be contrary to national guidance contained in Sections 7 and 12 of the National Planning Policy Framework, 2012, and Policy EC4 of the South Holland Local Plan 2006.
This Condition is imposed in accordance with Policy EC4 of the South Holland Local Plan 2006 and national guidance contained in Sections 7 and 12 of the National Planning Policy Framework, 2012.

7 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: These details were not supplied with the application. To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies EC4 and SG14 of the South Holland Local Plan 2006.

8 Details of the design of all external doors, gates and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: These details were not supplied with the application. To ensure that the Local Planning Authority retains control over these details of the development in the interests of the architectural and historic character of the existing buildings, and the character and visual amenity of the locality.
This Condition is imposed in accordance with Policies EC4 and SG14 of the South Holland Local

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Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

9 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: These details were not supplied with the application. To ensure that the Local Planning Authority retains control over these details of the development in the interests of the architectural and historic character of the existing buildings, and the character and visual amenity of the locality.
This Condition is imposed in accordance with Policies EC4 and SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

10 Before the commencement of the development hereby permitted full details, including samples if so required, of the proposed roof light(s) shall be submitted to and approved in writing by the Local Planning Authority. The roof light(s) shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

Reason: These details were not supplied with the application. To ensure that the Local Planning Authority retains control over these details of the development in the interests of the architectural and historic character of the existing buildings, and the character and visual amenity of the locality.
This Condition is imposed in accordance with Policies EC4 and SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

11 The colour of the rainwater goods shall be black unless agreed otherwise in wring by the Local Planning Authority.

Reason: To ensure that the new rainwater goods are sympathetic to the rural character of the existing building.
This Condition is imposed in accordance with Policies EC4 and SG14 of the South Holland Local Plan 2006

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12 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: These details were not supplied with the application. In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

13 The farm shop shall be operated solely in conjunction with the existing property currently known as Charity Farm. Goods sold from the site shall be restricted to agricultural/horticultural produce.

Reason: Having regard to the location outside any development boundary an unrestricted retail use would be contrary to national and local planning policy aimed at directing retail type uses towards sustainable locations such as town centres.
This Condition is imposed in accordance with Policies SG4 and EC4 of the South Holland Local Plan 2006 and national guidance contained in Section 2 of the National Planning Policy Framework, 2012.

14 The tea room/cafe facilities shall be used solely in conjunction with the farm shop and for no other purpose (including any other purpose in Classes A1 and A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To define the terms of the permission. Use of the tea room/cafe facilities unrelated to the farm shop would be more akin to a stand alone use, which would conflict with national and local planning policy aimed at directing retail type uses towards sustainable locations such as town centres.
This Condition is imposed in accordance with Policies SG4 and EC4 of the South Holland Local Plan 2006 and national guidance contained in Section 2 of the National Planning Policy Framework, 2012.

15 The farm shop and tearoom/cafe facilities shall not be open to customers outside the following hours:
-08:00 hours to 16:00 hours on Mondays to Saturdays (inclusive).

Reason: To define the terms of the permission and to protect nearby residential amenity.
This Condition is imposed in accordance with Policies EC4 and SG17 of the South Holland Local Plan 2006.

16 Mitigation measures to protect bats and nesting birds shall be carried out in accordance with the

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approved Protected Species Survey, prepared by Scarborough Nixon Associates Limited (dated February 2014).

Reason: In the interest of nature conservation and because owls and bats are protected under the Wildlife and Countryside Act, 1981.
This Condition is imposed in accordance with advice within Section 11 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal in as timely a manner as possible, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Note(s):

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 - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

Paul Jackson
Planning Manager

10th June 2015 **H08-0184-15**

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.