FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0324/98 Received:24-MAR-98 Type:FULL

Name: Ms H Maddison
2 Risegate Road
Gosberton Risegate
Spalding
Lincs

Agent: Trevor A Clay RIBA
Chartered Architect
14 Old Fendyke Road
Weston Hills
Spalding Lincs PE12 6DD

Description: Extensions to house and creation of monumental masons workshop
Location : 2 Risegate Road Gosberton Risegate
Spalding Lincs

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 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.

3 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.

4 Before the development is commenced the applicant shall submit to and have had approved in writing by the Local Planning Authority details of a scheme for the soundproofing of the workshop such as will ensure that noise from the workshop does not exceed a level equivalent to 40 dB LA eq 1 hour as measured at the boundaries of the residential curtilages of any nearby dwellings. The approved scheme shall be implemented before the use of the workshop is commenced.

Reason: To safeguard the amenities of nearby dwellings.

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5 The workshop shall not be used outside the hours of 0800 - 1800 Mondays to Saturdays, and shall not be used at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby dwellings.

6 All manufacturing activities shall be carried out within the workshop.

Reason: To safeguard the amenities of nearby dwellings.

7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the use of the workshop shall be restricted to that of a monumental mason and the workshop shall not be used for any other use within class B2 of that order.

Reason: To safeguard the amenities of nearby dwellings.

8 Before the development is commenced, the applicant shall submit to and have had approved in writing by the Local Planning Authority, details of a scheme for dust arrestment measures and the approved scheme shall be implemented before the use of the workshop is commenced.

Reason: To safeguard the amenities of the locality.

Director of Housing and Planning Services
15-JUL-98 H08/0324/98

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

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13-JUL-98 Checked .....

Authorised to issue (inc Delegation)..... 13/7.