FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H08/0674/01 Received: 04-JUN-01 Type: OUTLINE

Name: Proctor Bros (Gosberton) Ltd
Birds Drove
Surfleet
Spalding
Lincs PE11 4DE

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Agricultural dwelling

Location : Birds Drove Farm Surfleet
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

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Lincolnshire
PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

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Director of Corporate Services

Reason: The application was submitted in outline only.

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 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.

4 The occupation of the dwelling shall be limited to a person solely or mainly employed in the agricultural business, currently Proctor Bros. (Gosberton) Ltd operating from the adjacent farmyard and buildings, or last employed locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him/her, or a widow or widower of such a person.

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. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

5 The development shall be carried out in accordance with the Flood Risk Assessment submitted with the application.

Reason: In the interests of reducing the impact of flooding.

The determined plans are:
Dwg. no. SD01-013/1 and agricultural appraisal received 4 June 2001.

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SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
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Head of Planning & Development
18 APR 2002

H08/0674/01

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 H08/0674/01 Received: 04-JUN-01 Type: OUTLINE

Name: Proctor Bros (Gosberton) Ltd
Birds Drove
Surfleet
Spalding
Lincs PE11 4DE

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Agricultural dwelling

Location : Birds Drove Farm Surfleet
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 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.

4 The occupation of the dwelling shall be limited to a person solely or mainly employed in the agricultural business, currently Proctor Bros. (Gosberton) Ltd operating from the adjacent farmyard and buildings, or last employed locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him/her, or a widow or widower of such a person.

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. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

5 The development shall be carried out in accordance with the Flood Risk Assessment submitted with the application.

Reason: In the interests of reducing the impact of flooding.

The determined plans are:
Dwg. no. SD01-013/1 and agricultural appraisal received 4 June 2001.

Director of Customer Services
15 APR 2002

H08/0674/01

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

COPY Earlier App

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H08/0525/02 Received: 02-MAY-02 Type: RESERVED MATTERS

Name: Proctor Bros (Gosberton) Ltd.
Birds Drove
Surfleet
Spalding
Lincs PE11 4DE

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Agricultural dwelling (Outline Application H08/0674/01)

Location : Birds Drove Farm Birds Drove
Surfleet

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Notwithstanding the submitted details, the applicant shall submit to and have had approved in writing by the Local Planning Authority, more precise details of the materials to be used for the external walls and roofs.

Reason: To ensure a satisfactory development.

The determined plans are:
Dwg nos. SD01-013/1 and /2 received 2 May 2002.

Head of Planning & Development
19-JUN-02

H08/0525/02

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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