SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0674/99 Received: 19-JUL-99 Type: FULL

Name: A H Worth & Co Ltd
Fleet Estate Office
Fleet
Spalding Lincs
PE12 8LR

Agent: Waldeck Associates Ltd
Lindum House
Northgate
Sleaford
Lincs

Description: Conversion of farm building to include addl office, meeting room, ancillary facilities and staff training centre.

Location : Manor Farm Holbeach Hurn
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 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.

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 use hereby permitted is a mixed use restricted to additional office accommodation, meeting room, ancillary facilities (including tool room) and training rooms. the building shall be used for

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no other purpose within Class D1 (non-residential institutions) of the Town and Country Planning (Use Classes) Order, 1987.

Reason: To define the terms of the permission and to enable the Local Planning Authority to ensure that the building is not used for any other purpose that may generate additional traffic.

5 Before the commencement of development a survey shall be undertaken, to the reasonable satisfaction of the Local Planning Authority, to establish the likely presence of bats and owls in the existing farm building on the site. Such a survey shall include a statement as to what measures will be undertaken to preserve the habitats of the bats and owls and to protect the bats and owls themselves (assuming the presence of bats and owls in the existing farm buildings is established). Such measures shall be undertaken, in consultation with English Nature.

Reason: In the interests of nature conservation and because bats and owls are a protected species under the Wildlife and Countryside Act, 1981.

The determined plans are:-
Dwg nos. AHW(TF).01, .02, .04, .05 & -06 received on 8 Jul 99.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
13 SEP 1999

H09/0674/99

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Conversion of farm building to include addl office, meeting room, ancillary facilities and staff training centre.

Location : Manor Farm Holbeach Hurn
Spalding Lincs

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 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.

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.

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CMS 16-9-99.