

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

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FILE COPY

S O U T H  
  
H O L L A N D  
DISTRICT COUNCIL  
HOUSING & PLANNING  
SERVICES DEPARTMENT

## Town and Country Planning Act 1990 Planning Permission

Reference: H09/0706/97

Received: 27-JUN-97

Type: FULL

Name: R J & A E Godfrey  
Wootton Road  
Elsham  
Brigg  
North Lincolnshire

Agent: Mr S J Burdett  
R J & A E Godfrey  
Wootton Road  
Elsham  
Brigg, North Lincolnshire

Description: Erection of pig unit

Location : Lawyers Farm Holbeach St Matthew  
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 development shall be undertaken wholly in accordance with the approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

- 5 The ventilation fans to be used in the proposed development shall be fitted with baffles in accordance with details to be submitted to and approved in writing by the Local Planning Authority. *Such baffles shall be installed to the reasonable satisfaction of the Local Planning Authority before the respective buildings are brought into use.*

Reason: *In the interests of amenity.*

- 6 The transfer of farmyard manure and slurry to waste lorry transporters shall be carried out to the reasonable satisfaction of the local Planning Authority using covered means of transfer and all waste lorry transporters shall have their loads fully covered before leaving the site and during transit on the neighbouring roads.

Reason: In the interests of amenity.

- 7 Before the buildings are brought into use, parking spaces for 10 cars for employees and visitors shall be provided on site to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- 8 Before the commencement of development, a survey shall be undertaken to the reasonable satisfaction of the Local Planning Authority to establish the presence of bats and owls in the existing farm buildings on the site. Such survey shall include a statement as to what measures will be undertaken to conserve 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) and such measures shall be undertaken to the reasonable satisfaction of the Local Planning Authority, 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:-

Location plan and dwg no. 2494-2501, 2503 and 2505 received 23 June 1997.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

**SALLY WALTHAM**

BA (Hons) F.C.I.H.

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Services Department,  
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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.

Your attention is drawn to advice from the National Rivers Authority. Should it be necessary to install a private sewage treatment plant, a separate planning application will be required, which would need to be advertised by the applicant under Section 65 of the Planning Act.

**Director of Housing and Planning Services**

**29 JUN 2001**

H09/0706/97

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**

Reference H09/0706/97

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Brigg, North Lincolnshire

Description:        Erection of pig unit

Location :        Lawyers Farm Holbeach St Matthew  
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.

- 4    The development shall be undertaken wholly in accordance with the approved plans.

Reason: To define the terms of the permission and to ensure a satisfactory form of development.

- X 5 The ventilation fans to be used in the proposed development shall be fitted with baffles in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such baffles shall be installed to the reasonable satisfaction of the Local Planning Authority before the respective buildings are brought into use.

Reason: In the interests of amenity.

- X 6 The transfer of farmyard manure and slurry to waste lorry transporters shall be carried out to the reasonable satisfaction of the local Planning Authority using covered means of transfer and all waste lorry transporters shall have their loads fully covered before leaving the site and during transit on the neighbouring roads.

Reason: In the interests of amenity.

- X 7 Before the buildings are brought into use, parking spaces for 10 cars for employees and visitors shall be provided on site to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

- 8 Before the commencement of development, a survey shall be undertaken to the reasonable satisfaction of the Local Planning Authority to establish the presence of bats and owls in the existing farm buildings on the site. Such survey shall include a statement as to what measures will be undertaken to conserve 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) and such measures shall be undertaken to the reasonable satisfaction of the Local Planning Authority, 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.

X The determined plans are:-

location plan and drawing N<sup>o</sup> 2494-  
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23 JUNE 1997.

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Your attention is drawn to advice from the National Rivers Authority. Should it be necessary to install a private sewage treatment plant, a separate planning application will be required, which would need to be advertised by the applicant under Section 65 of the Planning Act.

**Director of Housing and Planning Services**  
**28 FEB 2001**

H09/0706/97

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