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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H10/0077/00 Received: 21-JAN-00 Type: FULL

Name: Mr & Mrs R Towell
Common Farm
Hospital Drove
Little Sutton
Spalding, Lincolnshire

Agent: A C Hornsby
Peak Hill
Cowbit
Spalding
Lincs PE12 6AW

Description: Change of use of existing farm buildings into residential and business use

Location : Common Farm Hospital Drove
Little Sutton Spalding Lincolnshire

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 Prior to the commencement of development large scale details of all new doors, windows and roof lights, together with external finishes, shall be submitted to and approved in writng by the Local Planning Authority

Reason: In the interests of the appearance of the development.

3 The business use shall be implemented prior to the occupation of the residential element of the scheme.

Reason: The occupation of the residential element of the development without the implementation of the business use would be contrary to Policy H4 of the South Holland District Local Plan and the Council's Supplementery Planning Guidance on Barn Conversions.

4 The business use shall only be operated solely in assocation with the occupation of the adjoining dwelling approved under this application.

Reason: The operation of the business use not in assocation with the residential occupation of the

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SERVICES DEPARTMENT

adjoining dwelling would have an unnacceptable impact on the reasonable residential amenity of the occupiers and would be contrary to Policy H4 and E1 of the South Holland District Local Plan.

5 The proposed development shall be constructed in materials to match those of the existing building to the satisfaction of the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings.

6 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.

7 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.

8 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

The determined plans are:-
Dwg nos. 99/71/01, .02, /03, & /04 received on 21 Jan 00.

The applicant is advised that it is an offense to disturb or harm species protected under the Wildlife and Countryside Act 1981. Should the presence of bats or barn owls be suspected English Nature should be consulted immediatley.

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Director of Housing and Planning Services
15 MAR 2000

H10/0077/00

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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Name: Mr & Mrs R Towell
Common Farm
Hospital Drove
Little Sutton
Spalding, Lincolnshire

Agent: A C Hornsby
Peak Hill
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Spalding
Lincs PE12 6AW

Description: Change of use of existing farm buildings into residential and business use

Location : Common Farm Hospital Drove
Little Sutton Spalding Lincolnshire

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 Prior to the commencement of development large scale details of all new doors, windows and roof lights, together with external finishes, shall be submitted to and approved in writng by the Local Planning Authority

Reason: In the interests of the appearance of the development.

3 The business use shall be implemented prior to the occupation of the residential element of the scheme.

Reason: The occupation of the residential element of the development without the implementation of the business use ~~and hence the creation of a 'workplace home'~~ would be contrary to Policy H4 of the South Holland District Local Plan and the Council's Supplementery Planning Guidance on Barn Conversions.

4 The business use shall only be operated solely in assocation with the occupation of the adjoining dwelling ~~barn~~ approved under this application.

Reason: The operation of the business use not in assocation with the residential occupation of the adjoining dwelling would have an unnacceptable impact on the reasonable residential amenity of the occupiers and would be contrary to Policy H4 of the South Holland District Local Plan.

5 The proposed development shall be constructed in materials to match those of the existing building to the satisfaction of the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings.

6 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.

7 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.

8 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

The determined plans are:-
Dwg nos. 99/71/01, .02, /03, & /04 received on 21 Jan 00.

The applicant is advised that it is an offense to disturb or harm species protected under the Wildlife and Countryside Act 1981. Should the presence of bats or barn owls be suspected English Nature should be consulted immediatley.

Director of Housing and Planning Services
09 MAR 2000

H10/0077/00

✓ 9/3

LMS 15-3-00