FILE COPY

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0430/03 Received: 10-APR-03 Type: FULL

Name: John Alfred Barton
Seagate Farm
184 Seagate Road
Long Sutton
Spalding Lincs PE12 9AD

Agent: John Alfred Barton
Seagate Farm
184 Seagate Road
Long Sutton
Spalding Lincs PE12 9AD

Description: Change of use of farm buildings to use class B1 (business) or B8 (storage/distribution)

Location : Seagate Farm 184 Seagate Road
Long Sutton

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 to provide screen walls or fences for the northern boundary of the site, 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 adjacent property "Seagate Farm House".

3 The premises shall not be used at any time on Sundays, Public or Bank Holidays nor between the hours of 6pm and 8am on other days.

Reason: In the interests of the amenities of the adjacent property "Seagate Farm House".

4 No part of the land outside the building(s) shall be used for the deposit, storage or display of any goods or materials or other items.

Reason: In the interests of the amenities of the adjacent property "Seagate Farm House" and the

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amenities of the area.

5 The development hereby permitted shall be limited to business as defined in Class B1 (and Class B8) of the Town and Country Planning Act (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.

Note(s):

The determined plans are:
1:2500 site location plan and 1:500 block plan received 3 April 2003.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The Environment Agency has objected to the proposal given the absence of a Flood Risk Assessment (FRA) under the provisions of Planning Policy Guidance Note No. 25 'Development and Flood Risk', July 2001. However, you are advised that this Council published a Strategic Flood Risk Assessment (SFRA) in February 2003 which shows the application site to be within an area adequately defended by existing Drainage Board systems. The Council is therefore satisfied that in this instance planning permission can be approved without the requirement of a Flood Risk Assessment. The Environment Agency has been notified of this decision.

Details of the Council's SFRA are available at the Council Offices, Priory Road, Spalding or on the Council's web-site, www.sholland.gov.uk.

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 Section 21 of the Disability Discrimination Act 1991, 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.

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Sevenoaks

Head of Planning & Development
01 SEP 2003

H11/0430/03

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.

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Acting Director of Customer Services

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H11/0430/03 Received: 10-APR-03 Type: FULL

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Seagate Farm
184 Seagate Road
Long Sutton
Spalding Lincs PE12 9AD

Agent: John Alfred Barton
Seagate Farm
184 Seagate Road
Long Sutton
Spalding Lincs PE12 9AD

Description: Change of use of farm buildings to use class B1 (business) or B8 (storage/distribution)

Location : Seagate Farm 184 Seagate Road
Long Sutton

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 to provide screen walls or fences for the northern boundary of the site, 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 adjacent property "Seagate Farm House".

3 The premises shall not be used at any time on Sundays, Public or Bank Holidays nor between the hours of 6pm and 8am on other days.

X Reason: ~~To protect the~~ In the interests of the amenities of the adjacent property "Seagate Farm House".

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Reason: In the interests of the amenities of the adjacent property "Seagate Farm House" and the amenities of the area.

5 The development hereby permitted shall be limited to business as defined in Class B1 (and Class B8) of the Town and Country Planning Act (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.

Note(s):

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Head of Planning & Development
27 AUG 2003

H11/0430/03