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

Planning Permission

Reference: H13/0454/02 Received: 18-APR-02 Type: FULL

1397/02
bat survey

Name: Mr J Gott
74 Woodgate Road
Moulton Chapel
Spalding
Lincs PE12 0XE

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

Description: Conversion of existing farm buildings into dwelling

Location : Adj. Bowfield Eaugate Road
Moulton Eaugate

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 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.

3 All new brickwork shall match that existing as closely as possible in terms of bond, colour and texture.

Reason: To ensure that the new brickwork harmonsies with that existing, in the interest of visual

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Priory Road
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PE11 2XE

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amenity.

4 All new windows and doors shall be constructed in timber.

Reason: To retain the present rural character of the building.

5 Before development is commenced an ecological survey shall be carried out to establish the likely presence of protected species (i.e. bats and/or owls) on this site. If protected species are present a working design, method and timetable to mitigate any harm to the species involved shall be submitted to and approved in writing by the Local Planning Authority before development commences.

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

6 Before the use is commenced 1.8m high fencing or walling shall be erected along the southern boundary in the position shown on dwg. no. 99/62/03B accompanying the application.

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

7 The shared vehicular access shown on dwg. no. 99/62/03B accompanying the application shall be available for use at all times by future occupants and also visitors.

Reason: In the interests of the safety and convenience of traffic using Eaugate Road.

The determined plans are:
1:10,000 plan, flood risk assessment and dwg. no. 99/62/01B received 18 April 2002.
Amended dwg. no. 99/62/03B received 29 May 2002.

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Head of Planning & Development
25 JUN 2002

H13/0454/02

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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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H13/0454/02 Received: 18-APR-02 Type: FULL

Name: Mr J Gott
74 Woodgate Road
Moulton Chapel
Spalding
Lincs PE12 0XE

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

Description: Conversion of existing farm buildings into dwelling

Location : Adj. Bowfield Eaugate Road
Moulton Eaugate

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 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.

3 All new brickwork shall match that existing as closely as possible in terms of bond, colour and texture.

Reason: To ensure that the new brickwork harmonsies with that existing, in the interest of visual amenity.

4 All new windows and doors shall be constructed in timber.

Reason: To retain the present rural character of the building.

5 Before development is commenced an ecological survey shall be carried out to establish the likely presence of protected species (i.e. bats and/or owls) on this site. If protected species are present a working design, method and timetable to mitigate any harm to the species involved shall be submitted to and approved in writing by the Local Planning Authority before development commences.

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

6 Before the use is commenced 1.8m high fencing or walling shall be erected along the southern boundary in the position shown on dwg. no. 99/62/03B accompanying the application.

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

7 The shared vehicular access shown on dwg. no. 99/62/03B accompanying the application shall be available for use at all times by future occupants and also visitors.

Reason: In the interests of the safety and convenience of traffic using Eaugate Road.

The determined plans are:
1:10,000 plan, flood risk assessment and dwg. no. 99/62/01B received 18 April 2002.
Amended dwg. no. 99/62/03B received 29 May 2002.

Head of Planning & Development
18 JUN 2002

H13/0454/02

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Bob Atkins
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COPY *Earlier App*

Town and Country Planning Act 1990

Approval required by Condition of Permission

Reference: H13/1397/02 Received: 20-DEC-02 Type: CONDITION COMPLIANCE

Name: Mr J Gott
201 Eaugate Road
Moulton Eaugate
Spalding Lincs PE12 0SZ

Agent: Mr J Gott
201 Eaugate Road
Moulton Eaugate
Spalding Lincs PE12 0SZ

Description: Details of Bat Survey (Condition 5 of **H13/0454/02**)

Location : Adj. Bowfield Eaugate Road
Moulton Eaugate

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Letter from English Nature (dated 11 Dec 01) received on 20 Dec 02.

Head of Planning & Development
31-JAN-03

H13/1397/02

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