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

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H13/0545/99 Received: 02-JUN-99 Type: OUTLINE

Name: Jack Buck Farms Ltd
Moulton Seas End
Spalding
Lincs
PE12 6LT

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erect two replacement dwellings including demolition of existing

Location : Green Lane Moulton Seas End
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE *PLANNING PERMISSION HAS BEEN GRANTED for the development in* accordance with the application submitted, subject to the following:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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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 Within 6 months of the completion of the approved new dwellings, the existing pair of semi-detached houses and associated outbuildings within the area shown in yellow on the accompanying plan shall be demolished and associated rubble removed.

Reason: The site is in a rural area where it is not the policy of the Local Planning Authority to permit additional residential development. The proposed dwellings are replacements and this condition is imposed as it is not considered a departure from that policy is warranted.

5 The occupation of the dwellings shall be restricted to an owner, manager or employee (plus his/her family) of the existing farming business which operates from the land coloured blue on the accompanying plan.

Reason: To define the terms of the permission and also because the proximity of the dwellings to the farm make them unsuitable for occupation unconnected with it.

6 A minimum of 2 car parking spaces shall be provided for each dwelling clear of the public highway.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

7 Within 3 months of occupation of either dwelling hereby permitted the existing farm access, proposed car parking spaces and proposed 2 metre wide passing bay shall be improved/provided in accordance with a scheme (including details of surfacing) to be submitted to and approved in writing by the Local Planning Authority.

Reason: To define the terms of the permission, in the interests of highway safety.

The width of the site is such that a pair of semi-detached dwellings would be the most appropriate form of development. The size and scale of the replacements will be expected to be similar to the existing.

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Although there is presently no evidence of bats within the existing dwellings, circumstances could change. Bearing in mind that the disturbance of protected species such as these occupying a place of shelter or protection is an offence under the Wildlife and Countryside Act 1981, you are therefore advised to contact the Species Protection Officer of English Nature at The Maltings, Wharf Road, Grantham (Telephone 01476 568431) to gain their agreement to any works of demolition.

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.

The determined plans are:- Dwg. No. 772031/1 received on 2 June 1999.

Director of Housing and Planning Services
05 AUG 1999

H13/0545/99

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

Reference H13/0545/99 Received: 02-JUN-99 Type: OUTLINE

Name: Jack Buck Farms Ltd
Moulton Seas End
Spalding
Lincs
PE12 6LT

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erect two replacement dwellings including demolition of existing

Location : Green Lane Moulton Seas End Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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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Reason: The site is in a rural area where it is not the policy of the Local Planning Authority to permit additional residential development. The proposed dwellings are replacements and this condition is imposed as it is not considered a departure from that policy is warranted.

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Reason: To define the terms of the permission and also because the proximity of the dwellings to the farm make them unsuitable for occupation unconnected with it.

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SN1 ~~dly a 22037~~ 1 Received 2/6/99.

Director of Housing and Planning Services
22 JUL 1999

H13/0545/99

NB Termind Date.

4/6 23/7

MS 23/7/99.