FILE COPY

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND

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

Outline Planning Permission

Reference: H13/0724/03 Received: 06-JUN-03 Type: OUTLINE

Name: Mr Malcolm Oldershaw
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Matrix Planning Ltd
36 Stamford Road
Market Deeping
Peterborough
PE6 8AB

Description: Replacement house

Location : Farmhouse High Road
Moulton

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) A scheme of landscaping which shall include:
(i) details of positions, species and planting height of any new planting
(ii) details of which of the existing trees are to be retained or removed.

Reason: The application was submitted in outline only.

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3 Within three months of the date the dwelling hereby permitted is occupied, the existing house on the site shall be demolished and rubble cleared from the site.

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

4 Before the dwelling is occupied the access shall be suitably hardened for the first 15 metres into the site and vehicular turning facilities provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate access to and from the site and to prevent unsuitable material from being carried onto the public highway.

5 No development shall take place until the applicant has secured the implementation of a programme of archaeological recording in accordance with a written scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme must take into account the upstanding as well as the below ground remains.

Reason: The site is of archaeological interest.

6 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

Note(s):

The determined plans are:
1:1250 site location plan received 6 June 2003.

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.

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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.

Head of Planning & Development
19 AUG 2003

H13/0724/03

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 H13/0724/03 Received: 06-JUN-03 Type: OUTLINE

Name: Mr Malcolm Oldershaw
c/o Hix & Son
28 Church Street
Holbeach
Spalding Lincs PE12 7LL

Agent: Matrix Planning Ltd
36 Stamford Road
Market Deeping
Peterborough
PE6 8AB

Description: Replacement house

Location : Farmhouse High Road
Moulton

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) A scheme of landscaping which shall include:
(i) details of positions, species and planting height of any new planting
(ii) details of which of the existing trees are to be retained or removed.

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Reason: The application was submitted in outline only.

3 Within 3 months of the date the dwelling hereby permitted is occupied, the existing house on the site shall be demolished and rubble cleared from the site.

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

4 Before the dwelling is occupied the access shall be suitably hardened for the first 15 metres into the site and vehicular turning facilities provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure safe and adequate access to and from the site and to prevent unsuitable material from being carried onto the public highway.

5 No development shall take place until the applicant has secured the implementation of a programme of archaeological recording in accordance with a written scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme must take into account the upstanding as well as the below ground remains.

Reason: The site is of archaeological interest.

Note(s):

The determined plans are:
1:1250 plan received 6 June 2003.

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.

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Head of Planning & Development
15 AUG 2003

H13/0724/03

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 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H13/1432/05 Received: 20-OCT-05 Type: RESERVED MATTERS

Name: Mrs V Oldershaw-Ellis
c/o Mr H Oldershaw
Welland House
Saracens Head
Spalding Lincs

Agent: Trevor A Clay
14 Old Fendike Road
Weston Hills
Spalding
Lincs PE12 6DD

Description: Replacement dwelling and garage (outline permission **H13/0724/03**)

Location : High Road Moulton

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

2 Notwithstanding the submitted details, 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

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

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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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

4 The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained, unless first agreed otherwise in writing by the District Council as Local Planning Authority.

Reason: In the interests of the amenities of the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

5 All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter so maintained, unless first agreed otherwise in writing by the District Council as Local Planning Authority.

Reason: In the interests of the amenities of the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

6 The external face of the frame to all new windows shall be set in a reveal of a minimum of 50 mm - 80 mm from the front face of the adjacent walling and thereafter so maintained, unless first agreed otherwise in writing by the District Council as Local Planning Authority.

Reason: In the interests of the amenities of the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

7 Details of the design of all external doors to be utilised in the development hereby permitted shall

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be submitted to and approved in writing by the Local Planning Authority before the development is commenced and all external doors used in the development shall conform to the details so approved.

Reason: In the interests of the amenities of the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

8 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintel detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: In the interests of the amenities of the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

9 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
(i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
(ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
(iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows;

Reason: In the interests of the amenities of the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

10 No works of demolition shall take place on site between mid-October and the end of March in order to protect any hibernating bats. If during works, bats are found work needs to stop immediately and contact needs to be made with English Nature on 01476-584800 or volunteer bat wardens Annette and Colin Faulkner on 01775 766286 before work resumes.

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Reason: In order to ensure compliance with the statutory decisions of the Wildlife and Countryside Act 1981.
This Condition is imposed in accordance with Policy E10B of the Adopted South Holland District Local Plan which seeks to safeguard, enhance and extend the amenity, wildlife and landscape quality of the district.

Reason For Approval
The proposal is in accordance with national and local policies as set out in
Planning Policy Statement 1 - 'Delivering Sustainable Development'.
Policies E1 and E2 of the Adopted South Holland District Local Plan, 1998.
Policies SG1, SG14, SG16, SG18 and HS17 of the South Holland Re-Deposit Local Plan, April 2005.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:
Dwg. nos. 03/127/PA.006 and 03/127/PA.008 received 20 October 2005.

You are reminded that Condition 5 to the outline consent, referenced H13/0724/03, dated 19 August 2003, remains to be discharged prior to the commencement of any works on site.

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 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.

Head of Planning & Development
01-DEC-05

H13/1432/05

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 1990

Refusal of Reserved Matters

COPY Earlier App

Reference: H13/1331/04 Received: 12-NOV-04 Type: RESERVED MATTERS

Name: Exec. of Mr R M Oldershaw
c/o Mr H Oldershaw
Welland House
Saracens Head
Spalding Lincs

Agent: Trevor A Clay
14 Old Fendike Road
Weston Hills
Spalding, Lincs. PE12 6DD

Description: Replacement dwelling and garage (Outline application H13/0724/03)

Location : High Road Moulton

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

1 The site is in open countryside away from established settlements and is not within an area allocated for development in the Development Plan. In this location it is important that replacement dwellings should not have an increased or harmful impact on the rural scene or be significantly more intrusive than the existing dwelling. The increased mass and inappropriate, suburban form of the replacement dwelling would result in it being significantly more intrusive than the existing dwelling and having an increased visual impact on the rural scene, to the detriment of the open character of the countryside. Furthermore, the proposed dwelling would not be locally distinctive and of appropriate rural design. Its appearance would, therefore, be incompatible with its rural location.

For these reasons the proposed development would be contrary to Policies E1 and E12 of the Adopted South Holland District Local Plan, 1998 and Policy HS17 of the Pre-Deposit Local Plan (2005). These indicate that new development should be in keeping with the general character of the area in which it is situated in terms of size, scale and design and are in accordance with national policy as set out in Planning Policy Guidance Note 1 'General Policy and Principles', Planning Policy Guidance Note 3 'Housing' and Planning Policy Guidance Note 7 'The Countryside - Environmental Quality and Economic and Social Development'.

2 Additionally, the proposal would, if permitted, encourage further applications of a similar nature, which would then be hard to resist and would result in a continued erosion of the present character of the countryside.

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Note(s):

The determined plans are:
Dwg. nos. 03/127/PA/001, 03/127/PA/002, 03/127/PA/003, 03/127/PA/004 and 03/127/PA/005, received 6 October 2004.
Dwg. no. 03/127/PA/006, received 12 November 2004.

Head of Planning & Development
06-JAN-05

H13/1331/04

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 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H13/0064/08 Received: 18-JUN-08 Type: CONDITION COMPLIANCE

Name: Mr J Kirk
c/o M & M Archaeological Servi
The Old Coach House
Cross Gate
Church End

Agent: M & M Archaeological Services
The Old Coach House
Cross Gate
Church End
Donington Spalding Lincs PE

Description: Archaeological Watching Brief (Condition 5 of H13/0724/03)

Location : Farmhouse High Road Moulton

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 details are:
Archaeological Report received 15 January 2008.

Head of Planning & Development
26-JUN-08

H13/0064/08

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.