

Town and Country Planning Act 1990 Planning Permission

Reference: H13/1353/02

Received: 18-DEC-02

Type: FULL

Name: Mr & Mrs H Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs

Agent: Mr & Mrs H Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs

Description: Replacement dwelling plus renovation of part of existing building at the rear to be used as garage, store and study/games room

Location : The Poplars Hog's Gate
Moulton

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 Within three months of occupation of the new dwelling the existing house shall be demolished and associated 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.

- 3 Before development is commenced a sample of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

- 4 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
- i) details of position, species and planting height of any new planting.
 - ii) details of which of the existing trees are to be retained or removed.

Reason: In the interest of visual amenity.

- 5 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.

- 6 Before development is commenced details of a survey undertaken to establish the possible presence of owls and/or bats within the existing buildings shall be submitted to and approved in writing by the Local Planning Authority. Such a survey shall include a statement as to what measures shall be undertaken to conserve the habitats of the owls and/or bats and to protect the owls/bats themselves (assuming their presence is established) and such measures shall be undertaken in consultation with English Nature prior to occupation.

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

Note(s):

The determined plans are:

1:2500 site plan received 18 December 2002.

Block plan, dwg nos. 1/933/1F, 1/933/2, 1/933/3 and photographs received 12 December 2002.

The applicants are reminded that the area of land outlined in blue on the submitted plans falls outside the residential curtilage and should not be used as formal garden.

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

Sevians

Head of Planning & Development
20 MAR 2003

H13/1353/02

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.

Please amend.



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

Town and Country Planning Act 1990 Planning Permission

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Received: 18-DEC-02

Type: FULL

Name: Mr & Mrs H Baker
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57 Main Road
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Agent: Mr & Mrs H Baker
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Stamford Lincs

Description: Replacement dwelling plus renovation of part of existing building at the rear to be used as garage, store and study/games room

Location : The Poplars Hog's Gate
Moulton

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 Within three months of occupation of the new dwelling the existing house shall be demolished and associated 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.

- 3 Before development is commenced a sample of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

- 4 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
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 - ii) details of which of the existing trees are to be retained or removed.

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 6 Before development is commenced details of a survey undertaken to establish the possible presence of owls and/or bats within the existing buildings shall be submitted to and approved in writing by the Local Planning Authority. Such a survey shall include a statement as to what measures shall be undertaken to conserve the habitats of the owls and/or bats and to protect the owls/bats themselves (assuming their presence is established) and such measures shall be undertaken in consultation with English Nature prior to occupation.

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

Note(s):

The determined plans are:

2500 (received 18 December 02)
X X 1: 1250 site plan, block plan, dwg nos. 1/933/1F, 1/933/02, 1/933/3 and photograph received 12
X December 2003.2

The applicants are reminded that the area of land outlined in blue on the submitted plans falls outside the residential curtilage and should not be used as formal garden.

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

Decisions

Head of Planning & Development

20 MAR 2003

H13/1353/02

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 H13/1353/02

Received: 18-DEC-02 Type: FULL

Name: Mr & Mrs H Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs

Agent: Mr & Mrs H Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs

Description: Replacement dwelling plus renovation of part of existing building at the rear to be used as garage, store and study/games room

Location : The Poplars Hog's Gate
Moulton

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 Within three months of occupation of the new dwelling the existing house shall be demolished and associated 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.

- 3 Before development is commenced a sample of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity.

- 4 Before development is commenced a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:
 - i) details of position, species and planting height of any new planting.

Reason: In the interest of visual amenity.

- Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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

The applicants are reminded that the area of land outlined in blue on the submitted plans falls outside the residential curtilage and should not be used as formal garden.

H13/1353/02

Send attached with decision notice.

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H13/0395/03

Received: 26-MAR-03 Type: CONDITION COMPLIANCE

Name: Mr & Mrs H Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs PE9 4SN

Agent: Mr & Mrs H Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs PE9 4SN

Description: Details of bat survey (Condition 6 of H13/1353/02)

Location : The Poplars, Hogs Gate 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 plans are:

Letter from English Nature dated 14 March 2003, received by the Local Planning Authority on 26 March 2003.

Head of Planning & Development
12-MAY-03

H13/0395/03

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.



2003-2004
Supporting the Rural Economy



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Priory Road
Spalding
Lincolnshire
PE11 2XE

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

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H13/0831/03

Received: 01-JUL-03

Type: CONDITION COMPLIANCE

Name: Mr and Mrs Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs PE9 4SN

Agent: Langwith Design Associates
72 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Details of brick (part condition 3 of H13/1353/02)

Location : The Poplars Hogsgate
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:

Head of Planning & Development
14-JUL-03

H13/0831/03

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
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H13/0590/03

Received: 09-MAY-03 Type: CONDITION COMPLIANCE

Name: H Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs PE9 4SN

Agent: H Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs PE9 4SN

Description: Details of owl and bat survey (Condition 6 of H13/1353/02)

Location : The Poplars Hog's Gate
 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 plans are:

Letters from English Nature and Patrick J Sage dated 30 April 2003 and letter from applicant dated 8 May 2003 received 9 May 2003.

Head of Planning & Development
20-JUN-03

H13/0590/03

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.

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2003-2004
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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY *Earlier App*

Reference: H13/1075/03

Received: 02-SEP-03

Type: CONDITION COMPLIANCE

Name: Mr & Mrs Baker
Ayton House
57 Main Road
Uffington
Stamford Lincs PE9 4SN

Agent: Langwith Builders Ltd
72 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Details of roofing materials (part Condition 3 of H13/1353/02)

Location : The Poplars, Hogsgate 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:

Head of Planning & Development
28-OCT-03

H13/1075/03

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.