Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Moulton Land & Planning Ltd
1 Chapel Court
Wansford
Peterborough
PE8 6JF

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H14-0087-20 **Date of Decision:** 7th May 2020

Applicant: Dr & Mrs C Scarisbrick
C/O Moulton Land & Planning Ltd
1 Chapel Court
Wansford
Peterborough
PE8 6JF

Location: Crowtree Farm Barns White Cross Lane Surfleet Spalding

Description: Proposed change of use, including conversion of agricultural buildings to create single dwelling (revised scheme) - re-submission of H14-0451-19.

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form
Appendix 2 - Screening Assessment Form (Version 10.3)
Structural Appraisal Report Prepared by JC Consultancy Ltd - Reference JC/18/03/4337 - Issued Feb 2019
Protected Species Report
Planning Statement - Dated February 2020
Screening Assessment - Dated January 2020

Supplementary Report Updating Original Flood Risk Assessment - Prepared by Stuart Hemmings - Dated 7th February 2020
SCA/pl/002
SCA/pl/003
SCA/pl/004revA
SCA/pl/005
SCA/pl/001revA

Reason: For the avoidance of doubt and in the interests of proper planning.

3 In the event that contamination is found at any time when carrying out the development hereby approved that was not previously identified it must be reported immediately to Environmental Health. An investigation and risk assessment must then be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must then be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development.
This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

4 Prior to commencement of the development hereby approved, a full photographic building recording of the site shall be carried out which contains:

1 A general view or views of the building in its wider setting.
2 The building's external appearance.
3 The overall appearance of the principal rooms and circulation areas.
4 Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
5 Any machinery or other plant, or evidence for its former existence.
6 Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
7 Any fixtures and fittings
8 Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

This photographic Building recording should also contain a written account which provides the precise location of the property as an address and in the form of a National Grid Reference, A note of any statutory designations and the date of recording with the name(s) of the recorder(s) and the location of nay archive material.

Prior to the development hereby approved, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.

DC_FINAL_DECISION - ODB:14

Reason: To ensure that the heritage significance of the host property is properly recorded in its undeveloped state.
This condition is imposed in accordance with Section 16 of the National Planning Policy Framework.

5 If the development hereby approved has not commenced by 1 January 2021, no development shall commence until a new Ecological Survey has been undertaken, submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Ecological Survey.

Reason: To ensure the preservation of protected species by ensuring that the details provided are up-to-date and relevant to the proposal site at the time of development in order to best protect the natural environment.
This condition is imposed in accordance with Policy 28 of the South East Lincolnshire Local Plan and Section 15 of the National Planning Policy Framework, 2019.

6 Mitigation measures to protect barn owls, bats and nesting birds during the construction phase shall be carried out in accordance with the submitted ecological report dated August 2019 accompanying planning application ref. H14-0087-20.

Reason: In the interest of nature conservation and because owls, bats and nesting birds are protected under the Wildlife and Countryside Act, 1981.
This Condition is imposed in accordance with advice within Section 15 of the National Planning Policy Framework, 2019.

7 The water consumption of the dwelling hereby permitted should not exceed the requirement of 110 litres per person per day (as set out as the optional requirement in Part G of the Building Regulations 2010 and the South East Lincolnshire Local Plan, 2019). The person carrying out the work must inform the Building Control Body that this duty applies. A notice confirming the requirement for the water consumption has been met shall be submitted to the Building Control Body and Local Planning Authority, no later than five days after the completion of the dwelling.

Reason: To protect the quality and quantity of water resources available to the district.
This Condition is imposed in accordance with Policy 31 of the South East Lincolnshire Local Plan, 2019.

Notes:

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing

DC_FINAL_DECISION - ODB:14

apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For approval and specification details, please contact vehiclecrossings@lincolnshire.gov.uk

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.