FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0397/98 Received:13-MAY-98 Type:FULL

Name: D R & M J Hull
Keston Nurseries
Mill Green Road
Pinchbeck
Spalding Lincs

Agent: A C Hornsby
Peak Hill
Cowbit
Spalding
Lincs

Description: Proposed chalet bungalow and garage.

Location : Keston Nurseries Mill Green Road
Pinchbeck Spalding Lincs

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 occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

4 Any gates to the vehicular access shall be set back 10 metres from the nearside edge of the carriageway of Mill Green Road, and shall open away from the highway.

Reason: To ensure that vehicles entering or leaving the site may wait clear of the carriageway while the gates are being opened or closed, in the interests of road safety.

5 Upon completion of the new access no heavy goods vehicles or farm

SOUTH HOLLAND DISTRICT COUNCIL

traffic shall access or exit the site via the existing access adjacent to "Keston".

Reason: In the interests of road safety.

6 The first 10 metres of the new access shall be suitably hardened in accordance with details to be submitted to and approved in writing by the Local Planning Authority before work commences.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

7 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.

8 Notwithstanding the submitted details before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls 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.

Director of Housing and Planning Services
23-SEP-98 H14/0397/98

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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Location : Keston Nurseries Mill Green Road
Pinchbeck Spalding Lincs

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

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

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21-SEP-98 Checked 22/9

Authorised to issue (inc Delegation) 22 23/9.

PDM 22/9