



2003-2004
Supporting the Rural Economy



Council Offices
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Spalding
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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H14/0917/02

Received: 07-AUG-02

Type: FULL

Name: Huntsman & Swift
c/o Jon Huntsman
Old Fen House
Old Fen Lane
Pinchbeck Spalding PE11 3SL

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Conversion/alteration of barn to create 3 bedroomed bungalow and erection of garage/store

Location : Burtey Fen Farm West side of Burtey Fen Lane
Pinchbeck

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 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.

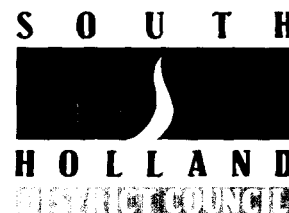
- 3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 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



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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.

- 5 The proposed development shall be carried out in accordance with the submitted and approved Flood Risk Assessment.

Reason: To minimise the risk of flooding.

Note(s):

The determined plans are:

Dwg. nos. 483/3/2, 463-3-1-A1 and report received 7 August 2002.

Flood Risk Assessment received 3 March 2003.

Your attention is drawn to the enclosed advice letter and leaflets about bats and your responsibilities under the Wildlife & Countryside Act 1981 and Conservation (Habitats etc) Regulations 1994. If bats are found work must cease and English Nature contacted for advice on how to proceed. (The local bat group contact is Colin & Annette Faulkner tel: 01775 766286).

Head of Planning & Development

13 AUG 2003

H14/0917/02

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 H14/0917/02

Received: 07-AUG-02 Type: FULL

Name: Huntsman & Swift
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Old Fen House
Old Fen Lane
Pinchbeck Spalding PE11 3SL

Agent: Robert Doughty Consultancy
32 High Street
Helpringham
Sleaford
Lincs NG34 0RA

Description: Conversion/alteration of barn to create 3 bedroomed bungalow and erection of garage/store

Location : Burtey Fen Farm West side of Burtey Fen Lane
Pinchbeck

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 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.

- 3 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.

- 4 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.

- 5 The proposed development shall be carried out in accordance with the submitted and approved Flood Risk Assessment.

Reason: To minimise the risk of flooding.

Note(s):

The determined plans are:

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Head of Planning & Development
11 AUG 2003

H14/0917/02

Handwritten signature/initials