SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0960/97 Received:03-SEP-97 Type:FULL

Name: Mr & Mrs A M Cole
'Tanelorn'
Small Drove Lane
West Pinchbeck
Spalding Lincs

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of dwelling house and garage

Location : Small Drove Lane (Part OS No. 4937)
West Pinchbeck Spalding

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 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 five 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.

3 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.

4 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

SOUTH HOLLAND DISTRICT COUNCIL

development harmonises with existing buildings in the area.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

Director of Housing and Planning Services
17-DEC-97 H14/0960/97

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) F.C.I.H. Director of Housing & Planning Services

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

Appendix H.

Copy of refusal of previous Planning Application H14/1120/96.

SOUTH HOLLAND DISTRICT COUNCIL

HOUSING & PLANNING

03 SEP 1997

Ref: 0960/97

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/1120/96 Received:14-JAN-97 Type:FULL

Name: Mr & Mrs A Cole
Wyvera House
Small Drove Lane
Pinchbeck
Spalding Lincs

Agent: Roger Williams
53 Pulvertoft Lane
Boston
Lincs
PE21 8TB

Description: Proposed dwelling house and garage

Location : Glenside North Pinchbeck
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. The special need in this case relates to proposals for the future development of a vegetable packing business close to the dwelling, which would, however, in the opinion of the Local Planning Authority, be detrimental to the amenities of neighbouring residents, and which may, therefore, not be granted planning permission. In the opinion of the Local Planning Authority the circumstances of this case are not therefore sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development), and is aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

MRS SALLY WALTHAM BA (Hons) FCIH. Director of Housing & Planning Services

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

SOUTH HOLLAND DISTRICT COUNCIL

S Waltham

Director of Housing and Planning Services
23-JUN-97 H14/1120/96

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) F.C.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

Reference: H14/0960/97 Received:03-SEP-97 Type:FULL

Name: Mr & Mrs A M Cole
'Tanelorn'
Small Drove Lane
West Pinchbeck
Spalding Lincs

Agent: Messrs R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Description: Erection of dwelling house and garage

Location : Small Drove Lane (Part OS No. 4937)
West Pinchbeck Spalding

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 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 five 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.

3 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.

4 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.

15-DEC-97 Checked ..

Authorised to issue (inc Delegation).....

SN9 106 agreement ?