



Town and Country Planning Act 1990

Planning Permission

Reference: H14/1087/95

Received: 30-NOV-95 Type: FULL

Name: Broadgate Builders Ltd
Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed conversion of farm buildings into dwelling

Location : Unit 2, Cuckoo Farm North Drove
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 This permission has been granted for the conversion of existing buildings under the provisions of the Lincolnshire Structure Plan Policy 7A and (with the exception of the new works shown on the approved plans) does not permit nor imply that permission will be forthcoming for any subsequent works of rebuilding.

Reason: For the avoidance of doubt and to ensure that the provision of of Structure Plan Policy 7A are complied with.

- 3 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 there shall be no external alterations or extensions other than those shown on the approved plans.

Reason: To ensure the rural character of the proposal is retained.

- 4 The land to the north of the building shall be retained in its present form and character and shall not be cultivated nor laid out as a garden to the dwelling hereby permitted and no domestic outbuildings shall be erected on this land.

Reason: To safeguard the rural character of the locality.

- 5 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 by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 6 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.

- 7 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 enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 8 No part of any wall, hedge or fence shall, for a distance of 3 metres on each side of the access, exceed 0.9 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of North Drove.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 95029-3A) received by the Local Planning Authority on 2 April 1996.

Director of Housing and Planning Services
31-JUL-96 H14/1087/95

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Broadgate House
Weston Hills
Spalding
Lincs PE12 6DB

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed conversion of farm buildings into dwelling

Location : Unit 2, Cuckoo Farm North Drive
Pinchbeck Spalding Lincs

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 This permission has been granted for the conversion of existing buildings under the provisions of the Lincolnshire Structure Plan Policy 7A and (with the exception of the new works shown on the approved plans) does not permit nor imply that permission will be forthcoming for any subsequent works of rebuilding.

Reason: For the avoidance of doubt and to ensure that the provision of of Structure Plan Policy 7A are complied with.

- 3 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 there shall be no external alterations or extensions other than those shown on the approved plans.

Reason: To ensure the rural character of the proposal is retained.

- 4 The land to the north of the building shall be retained in its present form and character and shall not be cultivated nor laid out as a garden to the dwelling hereby permitted and no domestic outbuildings shall be erected on this land.

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Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 8 No part of any wall, hedge or fence shall, for a distance of 3 metres on each side of the access, exceed 0.9 metres in height above the lowest level of the adjoining carriageway of the highway at any time.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of North Drive.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 95029-3A) received by the Local Planning Authority on 2 April 1996

26-JUL-96

KA

Authorised to issue (inc

file note

*Mr D. Clarke in the
11/4/97*

*discussed 'airlocking'
external staircase*

*Get details would
be submitted for
assessment. 4 windows
in end gable.*