



2003-2004
Supporting the Rural Economy



Council Offices
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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H14/1139/02 Received: 14-NOV-02 Type: FULL

Name: E J Sneath Manor House Money Bridge Nr Pinchbeck Spalding, Lincs, PE11 3SB	Agent: Agricultural Assistance Stone Cottage West Street Geddington Northants, NN14 1BD
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Description: Conversion of redundant barn into two self-catering holiday units

Location : Manor House Money Bridge
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 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to and approved in writing by the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.



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

Reason: In the interests of reducing the risk of flooding.

- 5 The two units shall be for holiday use only.

Reason: The units are of insufficient size to provide permanent accommodation.

Note(s):

The determined plans are:

1:10,000 and 1:2500 site location and 1:500 block plans and dwg nos. 020/E3, 020/E4, 020/G3 and 020/G4 received 17 October 2002.

Appraisal and Feasibility Study received 14 November 2002.

Flood Risk Assessment received 31 March 2003.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and Section 21 of the Disability Discrimination Act 1991, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

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
06 AUG 2003

H14/1139/02

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.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H14/1139/02

Received: 14-NOV-02 Type: FULL

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Manor House
Money Bridge
Nr Pinchbeck
Spalding, Lincs, PE11 3SB

Agent: Agricultural Assistance
Stone Cottage
West Street
Geddington
Northants, NN14 1BD

Description: Conversion of redundant barn into two self-catering holiday units

Location : Manor House Money Bridge
Pinchbeck

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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.

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Reason: The site is of archaeological interest.

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See attached note? ✓

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Head of Planning & Development
26 JUN 2003

H14/1139/02

30/6/03
Ull 5/3/03