SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1265/97 Received:03-DEC-97 Type:FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
Spalding
Lincs

Agent: A C Hornsby
Little Acre
Peak Hill
Cowbit
Spalding Lincs

Description: Conversion of farm buildings into dwelling.

Location : Unit 3, Cuckoo Farm North Drove
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 provisions of Structure Plan Policy 7A are complied with.

3 Notwithstanding the provisions 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 south and west of the buildings shall be retained in its present form and character and shall not be cultivated nor laid out as 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 in writing by the Local Planning Authority.

SOUTH HOLLAND DISTRICT COUNCIL

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

8 Before the access is commenced to be used the existing hedge shall, for a distance of 3 metres on each side of the access, be lowered to a height not exceeding 0.9 metres above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

9 The buildings shall be used and occupied as a single dwelling only.

Reason: To comply with approved planning policy and ensure a satisfactory development.

Director of Housing and Planning Services
15-JAN-98 H14/1265/97

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H14/1265/97 Received:03-DEC-97 Type:FULL

Name: Broadgate Builders (Spalding)
Broadgate House
Weston Hills
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Agent: A C Hornsby
Little Acre
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Cowbit
Spalding Lincs

Description: Conversion of farm buildings into dwelling.

Location : Unit 3, Cuckoo Farm North Drove
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 provisions of Structure Plan Policy 7A are complied with.

3 Notwithstanding the provisions 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 south and west of the buildings shall be retained in its present form and character and shall not be cultivated nor laid out as 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 in writing 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 ~~five~~ TEN years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Is 5 yrs OK? No

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

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8 Before the access is commenced to be used the existing [redacted]/hedge/[redacted] shall, for a distance of 3 metres on each side of the access, be lowered to a height not exceeding 0.9 metres above the lowest level of the adjoining carriageway of the highway, and so maintained thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

9 The buildings shall be used and occupied as a single dwelling only.

Reason: To comply with approved planning policy and ensure a satisfactory development.

06-JAN-98 Checked SAS 6/1.....

Authorised to issue (inc Delegation)..JJ..15...

PM 6-1-98