Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1301/01 Received: 14-NOV-01 Type: FULL

Name: R Taylor
3 Neville Avenue
Spalding
Lincolnshire

Agent: R Taylor
3 Neville Avenue
Spalding
Lincolnshire

Description: Repair of former windmill as original and alteration to adjacent outbuildings for change of use as dwelling

Location : Northgate Mill Northgate
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 Sufficient space shall be retained within the application site containing both the new dwelling and the remaining business premises for the parking, loading/unloading and manoeuvre of all vehicles expected to call at each of the premises at any one time.

Reason: To ensure the provision of off-road facilities in the interests of the safety and free flow of traffic on Northgate.

3 Before the development hereby permitted is commenced samples of the type and colour of the 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.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

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4 Before development commences 1:20 elevation details of the proposed windows and doors with 1:5 and 1:10 cross-section details of the window bars and door construction, shall be submitted to and approved in writing by the Local Planning Authority. These shall be installed in the building in accordance with the approved details.

Reason: To ensure satisfactory development on this Grade II Listed Building.

5 Before development commences a Bat Survey shall be undertaken by a suitably qualified person to establish whether bats are present in the buildings. The report of the findings, including any mitigation requirements, should bats be present, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the report.

Reason: To ensure the interests of any roosting bats are protected.

6 Before development commences the applicant shall secure the implementation of a programme of archaeological building recording in accordance with a scheme of investigation, which has been submitted by the applicants to be approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

7 Before development commences details of a scheme of enclosure for the boundary with Northgate shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented before the occupancy of the dwelling commences.

Reason: To define the position of the highway access and provide a secure boundary to the site.

8 The works of refurbishment/maintenance to the Listed Mill shall be completed in accordance with the approved details before the dwelling is occupied.

Reason: To ensure the sympathetic restoration of this Grade II Listed Building which is to be safeguarded by the grant of approval of the new dwelling.

Note(s):

The determined plans are:
1:1250 site location plan, dwg. nos. 0108/02 and 0108/03 received 14 November 2001.

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The application is granted as amended by letter, dated 29 March 2005, deleting reference to divided curtilage and access.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Head of Planning & Development
24 JUN 2005 H14/1301/01

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

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Lincolnshire

Agent: R Taylor
3 Neville Avenue
Spalding
Lincolnshire

Description: Repair of former windmill as original and alteration to adjacent outbuildings for change of use as dwelling

Location : Northgate Mill Northgate
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 Sufficient space shall be retained within the application site containing both the new dwelling and the remaining business premises for the parking, loading/unloading and manoeuvre of all vehicles expected to call at each of the premises at any one time.

Reason: To ensure the provision of off-road facilities in the interests of the safety and free flow of traffic on Northgate.

3 Before the development hereby permitted is commenced ~~details~~ samples of the type and colour of the ~~samples to be used for~~ external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

JM 23/6

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District

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Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

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Reason: To ensure satisfactory development on this Grade II Listed Building.

5 Before development commences a Bat Survey shall be undertaken by a suitably qualified person to establish whether bats are present in the buildings. The report of the findings, including any mitigation requirements, should bats be present, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the report.

Reason: To ensure the interests of any roosting bats are protected.

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Head of Planning & Development
23 JUN 2005

H14/1301/01

23/6
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