



Town and Country Planning Act 1990

Planning Permission

Reference: H17/0480/96

Received: 24-JUL-96 Type: FULL

Name: Mr D R Savage
Ash Tree House
Birds Drove
Surfleet
Spalding Lincs

Agent: Mr D R Savage
Ash Tree House
Birds Drove
Surfleet
Spalding Lincs

Description: Change of use from a previous agricultural building (now domestic) to workshop for the manufacture of conservatories
Location : Ash Tree House, Birds Drove Surfleet
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 At the expiration of a period of five years from the date of this permission, the use hereby permitted shall be discontinued.

Reason: To enable a small business to establish itself and owing to the area not being allocated for industrial development and to enable the Local Planning Authority to review the situation.

- 3 The development hereby permitted shall be limited to business as defined in Class B1 of the Town and Country Planning Act (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.

- 4 The premises shall not be used at any time on Sundays and Bank Holidays nor between the hours of 6pm and 8am on other days.

Reason: To protect the amenities of this residential area.

- 5 No alterations to the external appearance of the building shall be carried out.

Reason: No details of such alterations have been submitted for approval by the Local Planning Authority.

- 6 The proposed hawthorn hedge shall be planted as a staggered double row

Amended to Green Beech.

at 600mm centres and at 300mm high and the proposed trees shall be planted at 1.8 metres high.

Reason: To safeguard the visual amenities of the locality.

- 7 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.

- 8 The access to the workshop shall be suitably hardened for the first 10 metres from the existing carriageway edge in accordance with details to be approved in writing by the Local Planning Authority.

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.

- 9 The proposed access shall be a minimum of 4.5 metres wide and shall be suitably surfaced in either macadam or concrete in accordance with details to be approved in writing by the Local Planning Authority.

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.

- 10 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.

This planning application has been granted on a temporary basis to enable a new business to become established. Applications for extensions may not be favourably considered. If this application is implemented no permitted development allowances for residential outbuildings/garages etc. within the area outlined in red will apply.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 9 December 1996.

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

You are advised that any alterations which may be proposed to the external

appearance of the building will require a further application for planning permission.

Director of Housing and Planning Services
07-MAR-97 H17/0480/96

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Agent: Mr D R Savage
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Description: Change of use from a previous agricultural building (now domestic) to workshop for the manufacture of conservatories
Location : Ash Tree House, Birds Drove Surfleet
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

- DOR*
Is this time limit OK?
- 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 At the expiration of a period of five years from the date of this permission, the use hereby permitted shall be discontinued, and the site reinstated to the reasonable satisfaction of the Local Planning Authority.

Reason: To enable a small business to establish itself and owing to the area not being allocated for industrial development.

- STEAD*
To enable the LPA to review the situation
- 3 The development hereby permitted shall be limited to business as defined in Class B1 of the Town and Country Planning Act (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.

- Bank Holidays?*
- 4 The premises shall not be used at any time on Sundays nor between the hours of 6pm and 8am on other days.

Reason: To protect the amenities of this residential area.

- 5 No alterations to the external appearance of the building shall be carried out.

Reason: No details of such alterations have been submitted for approval by the Local Planning Authority.

- 6 The proposed hawthorn hedge shall be planted as a staggered double row

X at 600mm centres ^{and} at 300mm high and the proposed trees shall be planted at 1.8 metres high.

? Reason: ~~X~~ [to safeguard the visual amenity of the locality]

- DOR
is this OK?
✓
- 7 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.

- DOR
is this OK?
✓
- 8 The access to the workshop shall be suitably hardened for the first 10 metres from the existing carriageway edge in accordance with details to be approved. in writing by the LPA.

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.

- DOR
is this OK?
✓
- 9 The proposed access shall be a minimum of 4.5 metres wide and shall be suitably surfaced in either macadam or concrete in accordance with details to be approved. in writing by the LPA.

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.

- ✓
- 10 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.

This planning application has been granted on a temporary basis to enable a new business to become established. Applications for extensions may not be favourably considered. If this application is implemented no permitted development allowances for residential outbuildings/garages etc. within the area outlined in red will apply.

This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 9 December 1996.

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

? X SNS Change of use only ✓

28-FEB-97

Checked SAS 9/3

Authorised to issue (inc Delegation).... Dr. 12