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

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H17/0515/99 Received: 25-MAY-99 Type: FULL

Name: Mr M & Mrs K Croft
Bendyke Farm
Bendike Lane
Surfleet
Spalding Lincs PE11 4BH

Agent: Jonathan H Sneath
Ebenezer Farm
Fengate
Moulton Chapel
Spalding Lincs PE12 0XL

Description: Use of redundant farm buildings for motor vehicle restoration business (retrospective)

Location : Bendyke Farm Bendike Lane
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 Within two months of the date of this decision, 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.

2 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 of this decision. 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.

3 The occupation of the dwelling shall be restricted to the owner or employee of the business carried out on the application site.

Reason: In the interests of the residential amenity of the existing dwelling which could be adversely affected if the occupation of the dwelling was unconnected with the business.

4 No heavy goods vehicles or public service vehicles shall be repaired at the site.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Reason: Hun Gate is insufficient in width and construction to allow such vehicles to access the site.

5 No vehicles shall be advertised for sale on the site nor sold from the site.

Reason: To prevent the accumulation of vehicles on the site with advertising material which would materially harm the character of this rural location.

6 No restoration of vehicles shall be carried on outside the building and shall only take place between the hours of 07.00 and 21.00 Monday to Saturday. No restoration activities shall be carried out on Sundays and Bank Holidays.

Reason: To safeguard the amenities of nearby residents.

7 Noise from fixed plant and machinery shall not exceed a level equivalent to 35 dB LA eq. (15 minutes) as measured on any residential boundary at a height of 1.5 metres above ground level.

Reason: To safeguard the amenities of nearby residents.

The applicants are advised that the Local Planning Authority do not consider that the display of any form of signage on this site is appropriate, other than the minimum needed to identify the premises, since it is located in a rural location where the proliferation of signage would harm the rural character. Advertisement consent may be required.

The landscaping scheme should provide for the planting of a mixed species native hedge to screen the site and the metal boundary fences.

The determined plans are:- Dwg. No. 99813 and 1:2500 location plan received on 25 May 1999.

Director of Housing and Planning Services
27 JUL 1999

H17/0515/99

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 H17/0515/99 Received: 25-MAY-99 Type: FULL

Name: Mr M & Mrs K Croft
Bendyke Farm
Bendike Lane
Surfleet
Spalding Lincs PE11 4BH

Agent: Jonathan H Sneath
Ebenezer Farm
Fengate
Moulton Chapel
Spalding Lincs PE12 0XL

Description: Use of redundant farm buildings for motor vehicle restoration business (retrospective) X

Location : Bendyke Farm Bendike Lane
Surfleet Spalding Lincs

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

1 Within two months of the date of this decision, 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.

2 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 of this decision ~~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.

3 The occupation of the dwelling shall be restricted to the owner or employee of the business carried out on the application site.

Reason: In the interests of the residential amenity of the existing dwelling which could be adversely affected if the occupation of the dwelling was unconnected with the business.

4 No heavy goods vehicles or public service vehicles shall be repaired at the site.

Reason: Hun Gate is insufficient in width and construction to allow such vehicles to access the site.

5 No vehicles shall be advertised for sale on the site nor sold from the site.

Reason: To prevent the accumulation of vehicles on the site with advertising material which would materially harm the character of this rural location.

6 No restoration of vehicles shall be carried on outside the building and shall only take place between the hours of 07.00 and 21.00 Monday to Saturday. No restoration activities shall be carried out on Sundays and Bank Holidays.

Reason: To safeguard the amenities of nearby residents.

7 Noise from fixed plant and machinery shall not exceed a level equivalent to 35 dB LA eq. (15 minutes) as measured on any residential boundary at a height of 1.5 metres above ground level.

Reason: To safeguard the amenities of nearby residents.

The applicants are advised that the Local Planning Authority do not consider that the display of any form of signage on this site is appropriate, other than the minimum needed to identify the premises, since it is located in a rural location where the proliferation of signage would harm the rural character. Advertisement consent may be required.

The landscaping scheme should provide for the planting of a mixed species native hedge to screen the site and the metal boundary fences.

SDI ——— drawing NO. 99813
& 1/500 location plan } Rec'd. 25/5/99.

Director of Housing and Planning Services
22 JUL 1999

H17/0515/99

planning permission is granted in accordance with letter received on 6th July 1999

MC 23/7.
DC 28/7.