APPENDIX B

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H17/1306/91 Received: 27-MAR-91 Type: OUTLINE

Name: Mr M W Burrell
M/s Temple & Burrell
Crossgate House
Crossgate Lane
Pinchbeck Spalding Lincs

Agent: J W Barlow
Agricultural Development and
Advisory Service
Ceres House, 2 Searby Road
Lincoln LN2 4DW

Description: Proposed new dwelling for agricultural purposes and farmstead inc. means of access (Registered as H17/0271/91)
Location : Part Field OS. 44 Stockhouse Lane
Surfleet Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

7/2

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

5 Concurrent with the reserved matters application the applicant shall submit for approval details of the siting, design and external appearance of the proposed farm buildings, including details of phasing of such buildings unless all buildings are to be erected in one operation. The farm buildings (or the first phase of such buildings (if applicable) shall be erected in accordance with the approved details concurrently with the erection of the dwelling hereby permitted and shall be ready for use upon occupation of the dwelling.

Reason: Permission has been granted only because of the applicants stated intention to establish a new farm yard and centre for his farming operations. This condition is imposed in recognition of this.

Notes to Applicant:

The applicant is advised that the proposed farm yard and buildings should be laid out so as to minimise the effect of the development on the amenities of nearby dwellings.

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

Director of Planning and Building Control Services
04-FEB-92 H17/1306/91

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)