

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0424/98

Received: 21-AUG-98 Type: FULL

Name: Mr & Mrs S Morris
Redmay Lodge
Broadgate
Sutton St Edmunds
Spalding Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erect 4 bedroom house and garage, including relocation of dairy farm

Location : Pt OS 8525, Broadgate Road Sutton St Edmunds
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 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.

- 3 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.

- 4 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.

- 5 Before the farm buildings are brought into use the farm access shall, for the first 10 metres, be suitably hardened in accordance with details to be submitted to and 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.

- 6 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

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

The applicants are reminded that this consent does not include additional agricultural buildings associated with Phases 2 and 3 and that separate permission may be required for these.

For the avoidance of doubt the residential curtilage of the new dwelling is as indicated on Drawing No. SM.01 received by the Local Planning Authority on 23rd April 1998.

Director of Housing and Planning Services
03-MAR-99 H19/0424/98

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

Reference: H19/0424/98

Received: 21-AUG-98 Type: FULL

Name: Mr & Mrs S Morris
Redmay Lodge
Broadgate
Sutton St Edmunds
Spalding Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erect 4 bedroom house and garage, including relocation of dairy farm

Location : Pt OS 8525, Broadgate Road Sutton St Edmunds
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 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.

- 3 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.

- 4 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.

- 5 Before the farm buildings are brought into use the farm access shall, for the first 10 metres, be suitably hardened in accordance with details to be submitted to and 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.

- 6 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

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For the avoidance of doubt the residential curtilage of the new ~~curtilage of the new~~ dwelling is as indicated on Drawing No. SM.01 received by the Local Planning Authority on 23rd April 1998.

C2-MAR-99

Checked *1.2/3* *MA* *3/3*

Authorised to issue (inc Delegation)..... *4.2/3*