

Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
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planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 FULL

Reference: H22-0176-18 **Date of Decision:** 1st November 2018
Applicant: Mr D Rose
20 Austendyke Road
Weston Hills
Spalding
Lincs
PE12 6BX
Location: 20 Austendyke Road Weston Hills Spalding
Description: Change of use from agricultural land to part equestrian use including stables and storage container (retrospective) - re-submission of H22-0946-17

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drw No 2845 - 01
Drw No 2845 - 02 rev E

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The stables and land shown for equestrian use shall only be used for private purposes and shall not be used for commercial purposes such as livery and eventing. No other animals other than those stabled on the land shall be exercised or trained upon the site.

Reason: The site is in the open countryside, unsuited for commercial livery and in order to safeguard the amenities of properties in the vicinity.

This Condition is imposed in accordance with SG4 and SG17 of the South Holland Local Plan 2006.

- 3 The number of animals stabled on site shall be limited to no more than four at any time.

Reason: In the interests of the amenities of both the area and near neighbours.
This condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 4 No lighting shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of both the area and near neighbours.
This condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 5 There shall be no chattels, mobile or temporary structures placed or erected on the site without the prior approval in writing of the Local Planning Authority.

Reason: To safeguard the amenity of the area.
This condition is imposed in accordance with SG17 of the South Holland local Plan 2006.

- 6 No burning of manure, stable sweepings or other waste shall take place anywhere on the site, and full details of the proposed method of storage and disposal of waste from the stable building/paddocks, including the location of storage and frequency of off-site disposal, shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The method of waste storage and disposal shall at all times thereafter accord with the approved details.

Reason: To prevent pollution and to protect the amenity of nearby residents. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policies SG13 and SG17 of the South Holland Local Plan, 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.