



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 3190-17

**CHANGE OF USE OF FARM SHOP TO RESIDENTIAL
WIMBERLEY HALL FARM
STONEGATE
WESTON
SPALDING
LINCS
PE12 6HR**

FOR

C. BUSTANCE



PLANNING, DESIGN & ACCESS STATEMENT

**CHANGE OF USE OF FARM SHOP TO RESIDENTIAL
WIMBERLEY HALL FARM
STONEGATE
WESTON
SPALDING
LINCS
PE12 6HR**

The application is to acquire Planning Permission to change the use of Wimberley Hall Farm Shop into 2 No residential units for the benefit of Mr C Bustance.

Town and Country Planning Permission was acquired in 2009 under reference H22-0922-08 for conversion of existing farm buildings to farm shop. The conversion was completed in 2010.

In 2011 under reference H22-0889-11 Planning Permission was acquired to convert an existing barn into a coffee shop and café.

The whole farm shop and café operated for several years but became a logistical problem to Mr Bustance and his family.

In 2016 under reference H22-1051-16 and H22-1055-16 Planning Permission was acquired to allow the farm shop/café to be operated by a tenant.

Due to the difficulty associated with letting the property eventually it became apparent that the situation was becoming unsustainable.

The application is therefore to acquire Planning Permission to change the whole enterprise into 2 No residential units for Mr Bustances son and family (unit 2) and himself (unit 1). Mr Bustance is proposing to retire. If the initial aspirations do not transpire the residential units could be let.

There is no intention to remove the property from the Wimberley Farm ownership.

APPLICATION PLANS

3190-17-01	Floor Layout & Location Plan - Existing
3190-17-02	Floor Layout & Location Plan – Proposed

FLOOD RISK

As the change of use to residential is not affected by Flood Zones 2 or 3 a site specific Flood Risk Assessment should not be requested by the Environment Agency.

G R Merchant

August 2017

APPENDIX

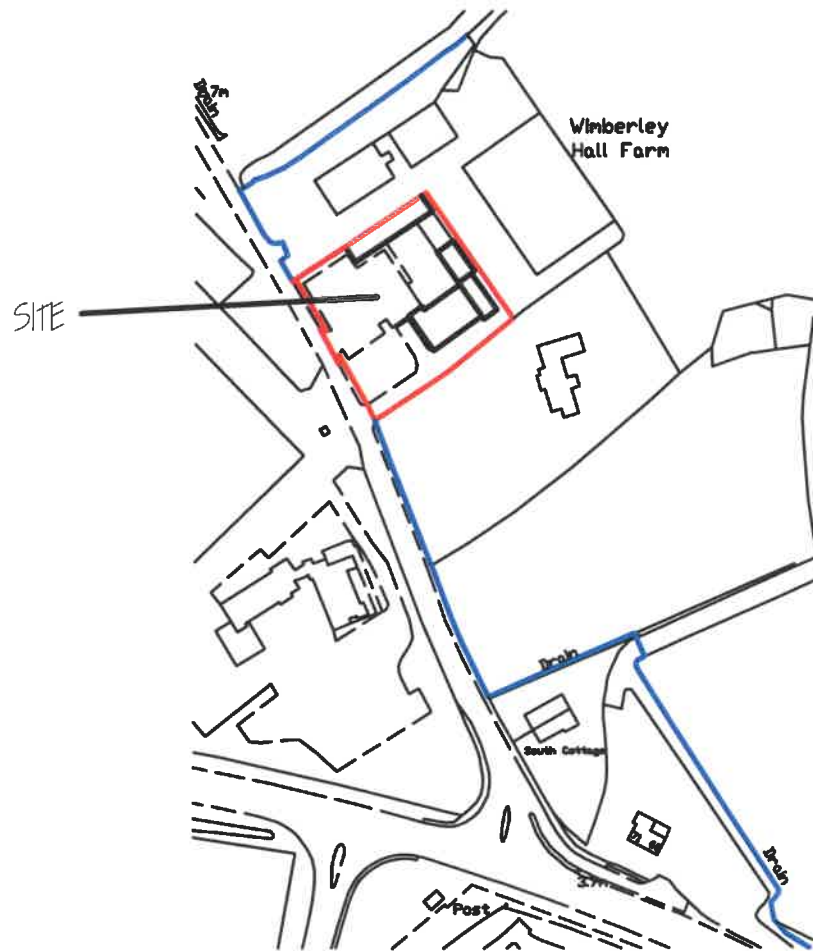
LOCATION PLAN 1/2500

"GOOGLE" SITE PLANS & PHOTOGRAPHS

PLANNING HISTORY

ENVIRONMENT AGENCY FLOOD MAP

LOCATION PLAN 1/2500



Ordnance Survey (c) Crown Copyright 2011. All rights reserved. Licence number 100020449

LOCATION PLAN.
1/ 2500.

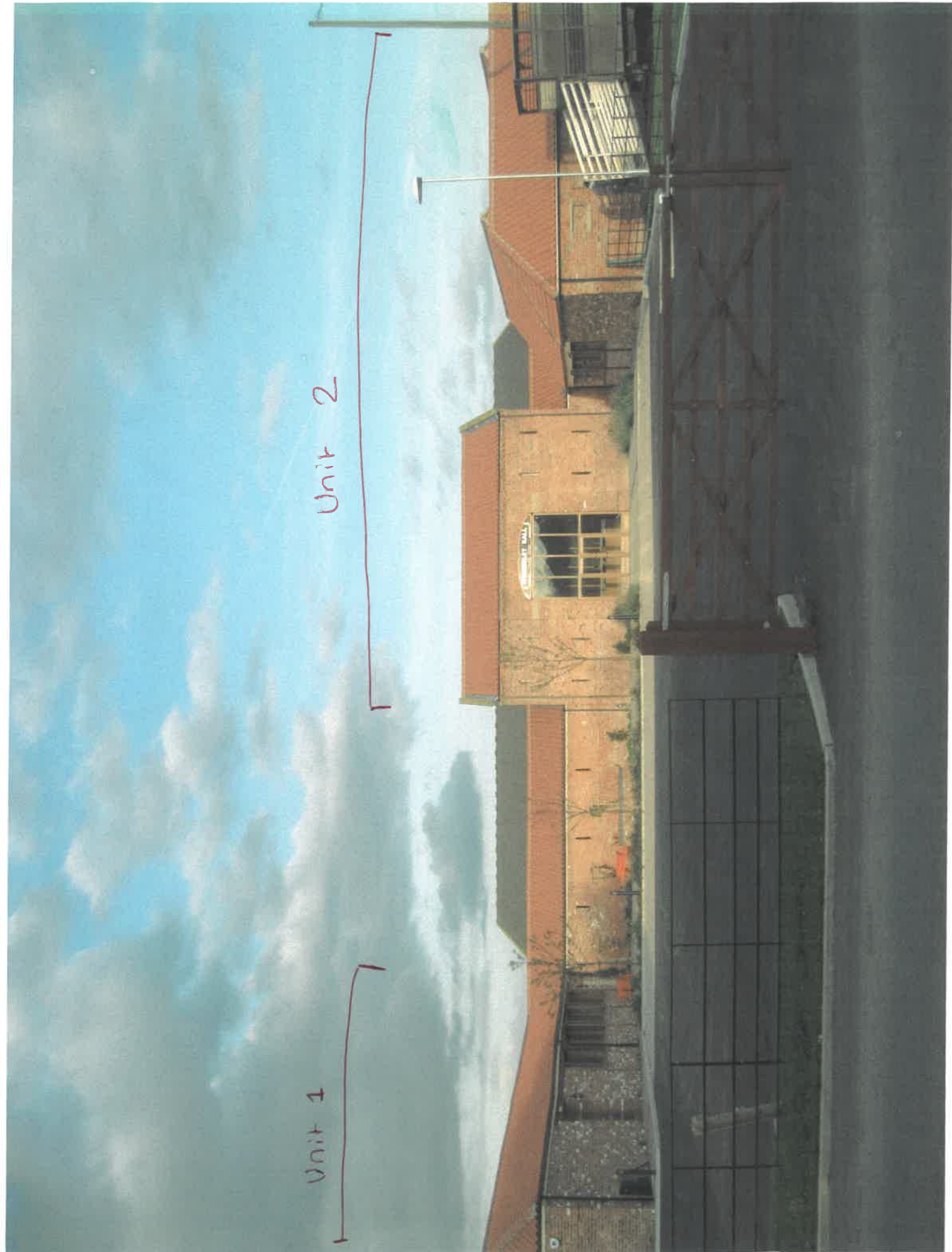
“GOOGLE” SITE PLANS & PHOTOGRAPHS





Unit 1

Unit 2



PLANNING HISTORY

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H22-0922-08

Received: 27-AUG-08

Type: FULL

Name: Mr C Bustance
Wimberley Hall Farm
Stonegate
Weston
Spalding Lincs PE12 6HR

Agent: Mr F Montecalvo
59 Church Street
Warmington
Peterborough
Cambs PE8 6TE

Description: Proposed conversion of existing farm buildings to farm shop, including erection of a replacement building

Location : Wimberley Hall Farm Stonegate
Weston 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 three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The farm shop shall be operated solely in conjunction with the existing agricultural holding currently known as Wimberley Hall Farm. Goods sold from the site shall be restricted to agricultural/horticultural produce.

Reason: Having regard to the location outside any development boundary an unrestricted retail use would be contrary to South Holland Local Plan Policy EC11, plus national guidelines restricting unrelated uses in the open countryside.

- 3 The premises shall not be open to customers outside the following hours, unless agreed otherwise in writing by the Local Planning Authority.
 - 0900 hours to 1800 hours on Mondays to Saturdays (inclusive).
 - 1000 hours to 1700 hours on Sundays and Bank Holidays.

Reason: In the interest of the amenities of the locality.

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

- 4 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 5 All external roofing material shall be traditional natural red clay pantiles and thereafter be so maintained.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 6 All rainwater goods shall be of cast iron construction and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 7 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 8 The colour of the rainwater goods shall be black unless agreed otherwise in writing by the Local

Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 9 Details of the design of all external doors to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and all external doors used in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 10 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 11 Details of the external colour scheme shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby granted and the approved scheme shall be implemented in full before the development hereby permitted is first brought into use.

Note: All new boarding shall be dark stained. A traditional colour of paint is required for joinery.

Reason: To ensure that the Local Planning Authority retains control over the external colour of the

development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 12 Before the commencement of the development hereby permitted a detailed schedule of external renovation works shall be submitted to and be approved in writing by the Local Planning Authority and development hereby approved shall not be implemented other than in accordance with the schedule of works. The repairs included in the schedule shall be fully implemented before ****

The schedule shall provide for:

- i) The retention, repair and overhaul of eaves, cornices and decorative gutters or where beyond retention their like for like replacement in identical material and design;
- ii) The retention, repair and overhaul of all windows or where beyond retention their like for like replacement in identical materials and design;
- iii) The retention, repair and overhaul of all panelled doors or where beyond retention their like for like replacement in identical materials and design.
- iv) All areas where re-pointing is required shown on a shaded drawing, along with a specification for mortar.

Other than those approved as part of the proposals hereby approved there shall be no external alternations to the building without the prior written approval of the Local Planning Authority.

Note: In this condition, alterations includes changes to windows, the installation of boiler or extract ventilation flues, drainage runs, gas, electricity or water services or any other work which would affect the external character of the building particularly the front elevation.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 13 No repairs shall be carried out to any brickwork until such time as further details of all new replacement brickwork, mortar mix design and pointing technique have been provided by means of a sample panel on site and approved in writing by the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland

Local Plan 2006.

- 14 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the following features shall be submitted to and be approved by the Local Planning Authority and no work shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:20 scale for each feature and the development shall be constructed in accordance with the details so approved:

- All glazed screens.
- Timber cladding.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 15 Before the commencement of the development hereby permitted, a schedule and accompanying photographs of existing features of the building including doors, windows and window surrounds, roof timbers and wall plates, staircases, floor joists, and flooring shall be submitted to the Local Planning Authority. A schedule of proposed works indicating which features are to be retained, altered or the removed shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development and the development shall be implemented in strict accordance with that schedule.

Reason: To ensure that the architectural and historic integrity of the buildings are preserved.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 16 Before the use is commenced the parking area shown on the submitted plans shall be laid out and surfaced in accordance with more precise details to be submitted to and approved in writing by the Local Planning Authority. It shall thereafter be made available for use by customers when the farm shop is open.

Reason: To ensure the provision of satisfactory parking facilities, in the interest of highway safety. This Condition is imposed in accordance with Policies SG15 and SG16 of the South Holland Local Plan 2006.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Reason For Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 7 'Sustainable Development in Rural Areas'. Policies SG4, SG14, SG15, SG16, SG17, EC4 and EC5 of the South Holland Local Plan 2006.

The issues raised relating to traffic are material considerations, but are not considered sufficient in this case to indicate against the development and outweigh policies in favour of the proposal, subject to appropriate conditions.

Note(s):

The determined plans are:

1:2500 site location plan and dwg. no. AK0106 received 20 August 2008.
Amended dwg. no. AK0107A received 5 January 2009.
Amended dwg. nos. AK0108B, AK0112B and AK0114B received 4 February 2009.
Amended dwg. no. AK0113C received 9 February 2009.
Historic Evaluation (dated 11 June 2009) and additional information from the applicant received 16 June 2009 and 9 July 2009 respectively.

Before installing any signage upon the site/building the applicant is advised to contact the Local Planning Authority to determine whether separate advertisement consent is required.

The applicant is reminded that it is an offence under the Wildlife and Countryside Act, 1981 (as amended) to kill, injure, or take (handle) any protected species occupying a place of shelter or protection and also to take, damage or destroy the nest of any wild bird while that nest is in use or being built. If evidence of any protected species is found before or whilst the work is carried out you are advised to contact The Species Protection Officer at Natural England, The Maltings, Wharf Road, Grantham (tel 01476 584800).

Where a Condition requires the approval of a sample (for example a brick, tile or surfacing material) you should arrange for the sample to be delivered to the application site for inspection and approval by the case officer. We are unable to accept samples delivered to the Council's offices.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Decisions

Head of Planning & Development
06 AUG 2009

H22-0922-08

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.

Town and Country Planning Act 1990 Planning Permission

Reference: H22-0889-11 Received: 15th November 2011 Type: FULL

Name: Mr C Bustance
Wimberley Hall
Stonegate
Weston
Spalding
Lincs
PE12 6HR

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincs
PE12 7EE

Description: Conversion of barn to coffee shop/cafe (retrospective)

Location : Wimberley Hall Farm Stonegate
Weston Spalding

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 hereby permitted shall be carried out in accordance with the approved plans dwg. nos. 2327-11-01 and 2327-11-02, received 14 November 2011, unless otherwise agreed in writing by the Local Planning Authority.

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

- 2 The coffee shop/cafe shall be used solely in conjunction with the farm shop on the premises and for no other purpose (including any other purpose in Classes A1 and A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: Planning permission has been granted on the basis that the coffee shop/café is a complimentary diversification of the farm shop business. Use of the coffee shop/café unrelated to the farm shop would be more akin to a stand alone use, which would conflict with national and local planning policy aimed at directing retail type uses towards sustainable locations such as town centres.

This Condition is imposed in accordance with Policies SG4 and EC4 of the South Holland Local Plan 2006 and advice within Planning Policy Statement 4 'Planning for Sustainable Economic Growth'.

- 3 The coffee shop/café shall not be open to customers outside the following hours, unless agreed otherwise in writing by the Local Planning Authority.

- 0900 hours to 1800 hours on Mondays to Saturdays (inclusive).
- 1000 hours to 1700 hours on Sundays and Bank Holidays.

Reason: To ensure that the building is not used as a café unrelated to the farm shop, which would conflict with national and local planning policy aimed at directing retail type uses towards sustainable locations such as town centres, and also to protect the amenities of the locality. This Condition is imposed in accordance with Policies SG4, EC4 and SG17 of the South Holland Local Plan, 2006 and advice within Planning Policy Statement 4 'Planning for Sustainable Economic Growth'.

- 4 The coffee shop/café shall be restricted solely to that area indicated on dwg. no. 2327-11-02 accompanying the application.

Reason: To ensure that the coffee shop/café remains an ancillary element of the farm shop. This Condition is imposed in accordance with national guidance contained in Planning Policy Statement 4 'Planning for Sustainable Economic Growth' and Policies SG4 and EC4 of the South Holland Local Plan 2006.

- 5 The external roofing material shall be traditional natural red clay pantiles and thereafter be so maintained.

Reason: To ensure that the roofing material is sympathetic to the rural character of the existing building. This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006 and advice within Planning Policy Statement 5 'Planning for the Historic Environment'.

- 6 The colour of the rainwater goods shall be black unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the new rainwater goods are sympathetic to the rural character of the existing building. This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006 and advice within Planning Policy Statement 5 'Planning for the Historic Environment'.

- 7 All new window and door frames shall be constructed in timber and stained brown, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the new windows and doors are sympathetic to the rural character of the

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 761161
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937

existing building.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan, 2006 and advice within Planning Policy Statement 5 'Planning for the Historic Environment'.

Reason For Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 4 'Planning for Sustainable Economic Growth'.

Policies SG4, EC4, SG13, SG14, SG15, SG16 and SG17 of the South Holland Local Plan 2006.



Paul Jackson
Planning Manager

10th January 2012

H22-0889-11

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.

G R Merchant Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73A CONTINUATION

Reference: H22-1051-16 **Date of Decision:** 12th December 2016
Applicant: Mr C Bustance
Wimberley Hall Farm
Stone Gate
Weston
Spalding Lincs
PE12 6HR
Location: Wimberley Hall Farm Stone Gate Weston Spalding Lincs
Description: Conversion of barn to coffee shop/cafe (retrospective) - approved under H22-0889-11. Continuation without complying with Condition 2 to allow coffee shop/cafe to be operated by the owner of Wimberley Hall Farm or a tenant(s).

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:
Dwg. nos. 2327-11-01 and 2327-11-02 accompanying planning application ref. H22-0889-11, received 14 November 2011.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The coffee shop/cafe shall be operated by the owner(s) or a tenant(s) of Wimberley Hall Farm in conjunction with the farm shop on the premises and for no other purpose (including any other purpose in Classes A1 and A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: Planning permission has been granted on the basis that the coffee shop/cafe is a complimentary diversification of the farm shop business. Use of the coffee shop/cafe unrelated to the farm shop would be more akin to a stand alone use, which would conflict with national and local planning policy aimed at directing retail type uses towards sustainable locations such as town centres.

This Condition is imposed in accordance with Policies SG4 and EC4 of the South Holland Local Plan 2006 and advice within Section 3 of the National Planning Policy Framework, 2012.

- 3** The coffee shop/cafe shall not be open to customers outside the following hours, unless agreed otherwise in writing by the Local Planning Authority.

- 0900 hours to 1800 hours on Mondays to Saturdays (inclusive).

- 1000 hours to 1700 hours on Sundays and Bank Holidays.

Reason: To ensure that the building is not used as a cafe unrelated to the farm shop, which would conflict with national and local planning policy aimed at directing retail type uses towards sustainable locations such as town centres, and also to protect the amenities of the locality.

This Condition is imposed in accordance with Policies SG4, EC4 and SG17 of the South Holland Local Plan, 2006 and advice within Section 3 of the National Planning Policy Framework, 2012.

- 4** The coffee shop/cafe shall be restricted solely to that area indicated on dwg. no. 2327-11-02 accompanying planning application ref. H22-0889-11.

Reason: To ensure that the coffee shop/cafe remains an ancillary element of the farm shop.

This Condition is imposed in accordance with national guidance contained in Section 3 of the National Planning Policy Framework, 2012 and Policies SG4 and EC4 of the South Holland Local Plan 2006.

- 5** The external roofing material shall be traditional natural red clay pantiles and thereafter be so maintained.

Reason: To ensure that the roofing material is sympathetic to the rural character of the existing building.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006 and advice within Section 12 of the National Planning Policy Statement, 2012.

- 6** The colour of the rainwater goods shall be black.

Reason: To ensure that the new rainwater goods are sympathetic to the rural character of the existing building.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006 and advice within Section 12 of the National Planning Policy Statement, 2012.

- 7** All new window and door frames shall be constructed in timber and stained brown.

Reason: To ensure that the new windows and doors are sympathetic to the rural character of the existing building.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan, 2006 and advice within Section 12 of the National Planning Policy Statement, 2012.

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 subsequently determining to grant planning permission.

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



Paul Jackson
Place 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

G R Merchant Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73A CONTINUATION

Reference: H22-1055-16 **Date of Decision:** 12th December 2016
Applicant: Mr C Bustance
Wimberley Hall Farm
Stone Gate
Weston
Spalding Lincs
PE12 6HR
Location: Wimberley Hall Farm Stone Gate Weston Spalding Lincs
Description: Proposed conversion of existing farm buildings to farm shop, including erection of a replacement building. Approved under H22-0922-08 - Continuation without complying with Condition 2 to allow farm shop to be operated by the owner of Wimberley Hall Farm or a tenant(s).

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:
Amended dwg. no. AK0107A accompanying planning permission ref. H22-0922-08 received 5 January 2008.
Amended dwg. nos. AK0108B, AK0112B and AK0114B accompanying planning permission ref. H22-0922-08 received 4 February 2008.
Amended dwg. no. AK0113C accompanying planning permission ref. H22-0922-08 received 9 February 2008.
1:2500 site location plan and dwg. no. AK0106 accompanying planning permission ref. H22-0922-08 received 20 August 2008.
Historic evaluation (dated 11 June 2009) and additional information from the applicant accompanying planning permission ref. H22-0922-08 received 16 June 2009 and 9 July 2009 respectively.

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

- 2 The farm shop shall be operated solely by the owner(s) or a tenant(s) of Wimberley Hall Farm. Goods sold from the site shall be restricted to agricultural/horticultural produce.**

Reason: Having regard to the location outside any development boundary an unrestricted retail use would be contrary to South Holland Local Plan Policy EC11, plus national guidelines restricting unrelated uses in the open countryside.

- 3 The premises shall not be open to customers outside the following hours, unless agreed otherwise in writing by the Local Planning Authority.**
- 0900 hours to 1800 hours on Mondays to Saturdays (inclusive).
- 1000 hours to 1700 hours on Sundays and Bank Holidays.

Reason: In the interest of the amenities of the locality.

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

- 4 The development shall be constructed in accordance with the external materials schedule accompanying condition compliance application ref. H22-0916-09.**

Reason:In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 5 All external roofing material shall be traditional natural red clay pantiles and thereafter be so maintained.**

Reason:In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 6 All rainwater goods shall be of cast iron construction and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.**

Reason:In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 7 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used unless otherwise agreed in writing by the Local Planning Authority.**

Reason:In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 8 The colour of the rainwater goods shall be black unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over this detail of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 9 All external doors utilised in the development shall conform to the details accompanying condition compliance application ref. H22-0916-09.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 10 The window frames to be utilised in the development shall be installed in accordance with details accompanying condition compliance application ref. H22-0916-09 and thereafter so maintained.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 11 All glazed screens and timber cladding shall be installed in accordance with details accompanying condition compliance application ref. H22-0916-09.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policies EC4, SG14 and SG20 of the South Holland Local Plan 2006.

- 12 The parking area shown on the submitted plans shall be made available for use by customers when the farm shop is open.

Reason: To ensure the provision of satisfactory parking facilities, in the interest of highway safety.

This Condition is imposed in accordance with Policies SG15 and SG16 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 subsequently determining to grant planning permission.

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



Paul Jackson
Place 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

ENVIRONMENT AGENCY FLOOD MAP

