SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Customer Services
Corporate Services

Town and Country Planning Act 1990

Planning Permission

11-6-04 (completed)

Reference: H23/1157/02 Received: 23-OC

Name: Mr & Mrs P Freeman
Ashtree Farm
Hurdletree Bank
Whaplode St Catherine
Spalding Lincs PE12 6SB 7AP

Description: Erection of replacement dwelling se to be demolished)

Location : Ashtree Farm Hurdletree Bank
Whaplode St Catherine

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 Within 3 months of the date the dwelling hereby permitted is occupied the existing farmhouse indicated on amended dwg. no. SD02-012/2B (received 23 January 2003) shall be demolished and associated rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from the policy is warranted.

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

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Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

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.

4 Before the commencement of development details of a survey undertaken to establish the likely presence of bats within the existing building shall be submitted to and approved in writing by the Local Planning Authority. Such a survey shall include a statement as to what measures will be undertaken to conserve the habitat of bats and to protect the bats themselves (assuming their presence is established) and such measures shall be undertaken in consultation with English Nature prior to occupation.

Reason: In the interests of nature conservation and because bats are a protected species under the Wildlife and Countryside Act, 1981.

Note(s):

The determined plans are:
Dwg. no. SD02-012/3A and flood risk assessment received 23 October 2002.
Amended dwg. no. SD02-012/2B received 23 January 2003.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Head of Planning & Development
05 MAR 2003

H23/1157/02

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H23/1157/02 Received: 23-OCT-02 Type: FULL

Name: Mr & Mrs P Freeman
Ashtree Farm
Hurdletree Bank
Whaplode St Catherine
Spalding Lincs PE12 6SB

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erection of replacement dwelling (adjacent farmhouse to be demolished)

Location : Ashtree Farm Hurdletree Bank
Whaplode St Catherine

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 Within 3 months of the date of the dwelling hereby permitted is occupied, the existing farmhouse indicated on amended dwg. no. SD02-012/2B (received 23 January 2003) shall be demolished and associated rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from the policy is warranted.

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.

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

satisfactorily.

4 Before the commencement of development details of a survey undertaken to establish the likely presence of bats within the existing building shall be submitted to and approved in writing by the Local Planning Authority. Such a survey shall include a statement as to what measures will be undertaken to conserve the habitat of bats and to protect the bats themselves (assuming their presence is established) and such measures shall be undertaken in consultation with English Nature prior to occupation.

Reason: In the interests of nature conservation and because bats are a protected species under the Wildlife and Countryside Act, 1981.

Note(s):

The determined plans are:
Dwg. no. SD02-012/3A and flood risk assessment received 23 October 2002.
Amended dwg. no. SD02-012/2B received 23 January 2003.

Head of Planning & Development
04 MAR 2003

H23/1157/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H23/0419/04 Received: 13-JAN-05 Type: CONDITION COMPLIANCE

Name: Mr and Mrs P Freeman
Ashtree Farm
Hurdletree Bank
Whaplode St Catherine
Spalding, Lincs

Agent: Mr and Mrs P Freeman
Ashtree Farm
Hurdletree Bank
Whaplode St Catherine
Spalding, Lincs

Description: Details of Bat Survey (Condition 4 of H23/1157/02)

Location : Ashtree Farm, Hurdletree Bank Whaplode St Catherine

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined details are:
Bat Survey (dated 20 July 2004) received 13 January 2005.

Head of Planning & Development
14-FEB-05

H23/0419/04

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.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services