

TOWN AND COUNTRY PLANNING ACT 1990

FULL PLANNING PERMISSION



APPLICATION NO: PA/2008/1515

Applicant: Mr D Leader

Address/Agent: West End Farm
70 Station Road
Epworth
DONCASTER
DN9 1JZ

North Lincolnshire Council hereby give notice that the application received on 26/11/2008 to:

change the use of a sewing room/playroom into self-catering holiday accommodation at West End Farm, 70 Station Road, Epworth

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The outbuilding shall be occupied for holiday purposes only.

Reason

The building is for holiday lettings only and is inappropriate for permanent residential development, being contrary to policy H7 of the North Lincolnshire Local Plan for such occupation.

3.

The outbuilding shall not be occupied as a person's sole or main place of residence and no holiday let shall be to the same person or family for more than 14 consecutive days.

Reason

The building is for holiday lettings only and is inappropriate for permanent residential development, being contrary to policy H7 of the North Lincolnshire Local Plan for such occupation.

4.

The owners/operators shall maintain an up-to-date register of the names of all occupiers of the outbuilding on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason

The building is for holiday lettings only and is inappropriate for permanent residential development, being contrary to policy H7 of the North Lincolnshire Local Plan for such occupation.

5.

There shall be no occupation of the holiday let unit between 1 December and 31 January.

Reason

The building is for holiday lettings only and is inappropriate for permanent residential development, being contrary to policy H7 of the North Lincolnshire Local Plan for such occupation.

Dated: *4th February 2009*. Signed:


M Welton
Head of Planning

This decision (based on the plans and information submitted with and contained in the application) has, where appropriate, been considered against and meets the provisions of the following policy/policies contained in:

1. North Lincolnshire Local Plan: DS1, DS4, RD2, R13, R14
2. Regional Spatial Strategy for Yorkshire and the Humber: E6

WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY
APPROVAL UNDER THE BUILDING REGULATIONS

WARNING

1. This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.
2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Planning Inspectorate, in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/04A, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN .

The Planning Inspectorate has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Planning Inspectorate is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

3. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Planning Inspectorate, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council in whose area the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.