

TOWN AND COUNTRY PLANNING ACT 1990

FULL PLANNING PERMISSION



APPLICATION NO: PA/2012/0253

Applicant: H Barker & Sons

Address/Agent: Howard Wroot
Howard J Wroot, Chartered Surveyor
240 Wharf Road
Ealand
SCUNTHORPE
DN17 4JN

North Lincolnshire Council hereby gives notice that the application received on 24/02/2012 to:

retain barn, stables, stores, garage and use of first-floor for veterinary and staff facilities at Poplars Farmhouse, Jaques Bank, Medge Hall, Crowle, DN17 4BW

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 building hereby permitted shall not be used for temporary or permanent residential use.

Reason

In order to prevent the establishment of a dwelling in the open countryside, in accordance with policy RD2 of the North Lincolnshire Local Plan.

2.

Prior to the commencement of the use hereby permitted, written confirmation shall be provided to the local planning authority confirming that they are aware of the sites previous use of underground petroleum storage and that the mains water supply pipes to this premise comply with the current regulations with regards to the laying of pipes in contaminated ground.

Reason

To prevent contamination of water supplies to the building in accordance with policy DS1 of the North Lincolnshire Local Plan.

Reason for approval:

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are DS1 and RD2 of the North Lincolnshire Local Plan.

Dated: 20/04/12

Signed:



PP - **Phil Wallis**
Head of Development Management

WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY
APPROVAL UNDER THE BUILDING REGULATIONS

WARNING

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.

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 to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Note: Householder Development* If your application was for Householder Development and you wish to appeal to remove or vary a condition or conditions attached to this permission then you must do so within 12 weeks of the date of this notice.

- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- 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 they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

*** Householder Development includes: dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches and satellite dishes**

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants 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 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 Part V1 of the Town and Country Planning Act 1990.