



Town and Country Planning Act 1990 Planning Permission

Name and address of applicant

Stonegate Farmers Ltd.
The Old Sidings
Corsham Road
Lacock
Wiltshire
SN15 2LZ

Name and address of agent (if any)

Harrison Pitt Architects
29 Castle Hill
Lancaster
LA1 1YN

Notice of decision to grant planning permission

Application number: 17/1427/FUL

Proposal: Demolition of 5no. poultry rearing units onsite and construction of 5no. replacement poultry rearing units on an existing agricultural site

Location: West Lodge Bloxholm Road Roxholm Sleaford NG34 8NB

North Kesteven District Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that permission has been **granted** for the carrying out of development referred to above, subject to the conditions set out below –

- 1 The development must be begun not later than the expiration of **three (3) years** beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Surface water discharge from the completed site will be restricted to the equivalent greenfield run off rate with an allowance for climate change as per the submitted West Lodge Farm Drainage Assessment (prepared by Delta-Simons Limited ref: 171/04/4/da/01119 dated November 2019) unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development to accord with policy LP14 of the Central Lincolnshire Local Plan (adopted 2017).

Date: 10th February 2020

District Council Offices, Kesteven Street
Sleaford, Lincolnshire, NG34 7EF

Mark Williets

Development Manager

- 3 The proposed development shall be undertaken in accordance with the materials set out in the application unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of visual amenity to accord with policy LP26 of the Central Lincolnshire Local Plan (adopted 2017).

- 4 **No development shall take place** until a Construction Method Statement has been submitted to and **approved in writing** by the District Planning Authority which shall indicate measures to mitigate against adverse effects of noise, dust and traffic generation during the construction stage of the proposed development.

The Construction Method Statement shall include:

- (a) the parking of vehicles of site operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) wheel washing facilities
- (e) proposed hours of operation of construction activities;
- (f) the frequency, duration and means of operations involving demolitions, excavations, drilling, piling, concrete production and dredging operations;
- (g) sound attenuation measures to be incorporated to reduce noise at source;
- (h) measures to control the emission of dust and dirt during construction;
- (i) the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Construction Method Statement shall be strictly adhered to throughout the construction period.

Reason: To protect the residential and general amenity of the area from any harmfully polluting effects during construction works to accord with policies LP13 and LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

- 5 Prior to development commencing a scheme of Bio Diversity Enhancement shall be agreed in writing with the Local Planning Authority including a schedule of implementation. The scheme shall be fully implemented in accordance with the agreed schedule.

Reason: In the interests of bio diversity to accord with policy LP21 of the Central Lincolnshire Local Plan (adopted 2017).

- 6 No development shall commence until full details of landscaping to the northern boundary of the site have been submitted to and agreed in writing by the district planning authority: these works shall be carried out entirely in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the site in the interests of visual amenity to accord with policies LP17 and LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans, listed below on this decision notice.

Reason: To ensure that the development takes place in accordance with the approved details.

Reason for granting Planning Permission

Having regard to the details of the application proposals, and the relevant provisions of the Development Plan as summarised below, it is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

Policy	Plan
LP01- Presumption in Favour of Sustainable Development	Central Lincolnshire Local Plan 2017
LP02 - Spatial Strategy and Settlement Hierarchy	Central Lincolnshire Local Plan 2017
LP13 - Accessibility and Transport	Central Lincolnshire Local Plan 2017
LP14 - Managing Water Resources & Flood Risk	Central Lincolnshire Local Plan 2017
LP17 - Landscape, Townscape & Views	Central Lincolnshire Local Plan 2017
LP21 - Biodiversity and Geodiversity	Central Lincolnshire Local Plan 2017
LP26 - Design and Amenity	Central Lincolnshire Local Plan 2017
LP55 - Development in the Countryside	Central Lincolnshire Local Plan 2017
National Planning Policy Framework (2019)	National Planning Guidance

Explanatory Note:

This reason is intended only to be a summary of the reasons for granting of planning permission. For further details on the decision, please see the application report and related documents under the above reference.

This decision has been made in accordance with the requirements of the National Planning Policy Framework 2018. The Local Planning Authority has sought all reasonable measures to resolve issues and find solutions when coming to its decision, working to secure sustainable development that will improve the economic, social and environmental conditions of the District.

Informatives

1. Based on the information submitted with your 'CIL - Additional Information Requirement form', the Council has determined that your development is not CIL liable.
2. The proposal as submitted was deemed to be acceptable and as such the LPA was not required to engage in further positive and proactive working with the applicant.

The decision relates to the plans and documents identified below:

Drawing No.	Drawing Name	Received Date
1981-005B	Location Plan	2nd October 2017
1981-010E	Proposed Site Plan	27th November 2019
1981-050A Type A Unit	Proposed Elevations and Floor Plans	2nd October 2017
1981-051A Type B Unit	Proposed Elevations and Floor Plans	2nd October 2017

Housing Delivery and Monitoring

If this decision relates to new residential development (not including domestic extensions, alterations or outbuildings) please be aware that as part of the Council's requirement to monitor and project the delivery of housing, you will be contacted separately to provide details of the likely timescales for the commencement and completion of development. Further information, including a copy of the Housing Delivery Evidence template can be found at <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/evidence-base-and-monitoring/>. This template should be completed and returned to the Council at any time, by emailing the form marked for the attention of the 'Planning Monitoring Officer' and including the planning reference number (at the top of this decision notice), to planning@n-kesteven.gov.uk

Continued...

Additional Information

1. The planning permission to which this notice refers may contain the requirement to comply with certain conditions prior to any works being commenced, as well as conditions to be met both during and after the completion of the development. You are hereby advised that non-compliance with any condition may render this permission invalid and the development itself unlawful and could lead to enforcement action and/or prosecution. If you are in doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact North Kesteven District Council Planning Department for clarification prior to the commencement of any works. In order to discharge conditions, you will need to complete and submit the relevant form, other required documents and fee.
2. If any condition on this planning permission requires the submission of further information, for example agreement of materials, boundary treatments, drainage etc, an application to provide the information required must be made in written form, preferably on the standard application forms entitled Application to Discharge Conditions, which can be downloaded from the Council's website at www.n-kesteven.gov.uk/planningapplicationforms. Any application must also be accompanied by the relevant fee set by central government, details of which are available on the above webpage. Material samples should ideally be left at the application site for officer inspection.
3. This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control of the applicant. You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is drawn to the Access of Neighbouring Land Act 1992 and the Party Wall Act 1996.
4. Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. For example, Building Regulations are likely to apply to most developments.
5. 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 Secretary of State for Transport, Local Government and the Regions in accordance with Section 78 of the Town and Country Planning Act 1990 within the necessary time limits of the date of this notice. For further guidance on this please visit the Planning Inspectorates website <https://www.gov.uk/appeal-planning-inspectorate>
6. The Council has a statutory duty to provide street naming and logical street numbering so that premises can be quickly identified by the Post Office, tradesmen, emergency and other services.

From 1 April 2014 the District Council have charged an administrative fee for this service.