



FULL PLANNING PERMISSION

Applicants Name and Address

Mr Robin Lee
Wilds Lodge Schools Ltd
Stamford Road
Empingham
Oakham
Rutland
LE15 8QQ

Agents Name and Address (if any)

BSA Design
Richmond House
Long Bennington Business Park
Great North Road
Long Bennington
Lincolnshire
NG23 5DJ

PART I - Particulars of Application

Date of Validation:
25/09/2008

Application Number:
FUL/2008/0866/NT

Particulars and location of the development

PROPOSAL: Change of use from a residential dwellinghouse to a residential school.
Cross Roads Farm, Grantham Lane, Great Casterton, Stamford, Rutland, PE9 4AG

PART II - Particulars of Decision

In pursuance of its powers under the Town and Country Planning Act 1990, the **Rutland County Council** District Council grants approval for the carrying out of the development referred to in Part 1 above hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted shall be commenced within 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and specifications.
3. Before any development is commenced on site a landscape scheme shall be submitted to and approved by the Local Planning Authority. This scheme shall indicate the treatment proposed for all ground surfaces, together with the species and materials proposed and their disposition, existing trees and hedges to be retained, and fences and walls to be erected.
4. The approved landscape scheme shall be carried out during the first appropriate planting season following the date when the development hereby approved has commenced and all planted material shall be maintained and replaced as necessary by the applicant(s) and/or owner(s) of the said land at the time for a period of not less than 5 years from the date of planting.
5. Notwithstanding the provisions of Article 3 and Schedule 2, Part 32 and Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending or re-enacting that order with or without modification) no further extensions or alterations to the buildings, or the provision of any additional building within their curtilage, shall be constructed without the prior written permission of the Local Planning Authority.

6. This permission shall enure solely for the benefit of the applicant as proprietor of the Wilds Lodge School organisation, and not the premises. Also, no more than 20 pupils shall be resident at the premises, unless otherwise agreed by the Local Planning Authority.
7. Notwithstanding any indication given in the application papers, the building identified as a workshop to be used for vocational education shall be used only for the education of pupils on the Wilds Lodge School roll, and shall not be used for tuition of the wider community. There shall be no use of any open areas of the site in association with any activity carried out within the workshop building, unless otherwise agreed in writing with the Local Planning Authority.
8. No use of the workshop shall commence until such time as the doors, walls and ceiling have been satisfactorily sound-proofed, in accordance with a scheme previously agreed in writing by the Local Planning Authority.

The reasons for the imposition of the conditions mentioned above are:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure that the whole of the development is carried out and no departure is made from the approved details.
3. To enhance the development, safeguard the appearance of the area and protect neighbouring amenity.
4. To ensure that the work is carried out within a reasonable period and is properly maintained.
5. To safeguard the appearance of the development and the privacy and living conditions of adjoining residents.
6. To ensure that as far as possible the proposed use does not become a source of annoyance to the nearby residents.
7. To ensure that as far as possible the proposed use does not become a source of annoyance to the nearby residents.
8. The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

Justification for the Decision

The above decision is considered to be in accordance with the policies of the Development Plan and other relevant guidance and there are no other material planning considerations, which indicate why permission should not be granted.

Relevant policies in Adopted Rutland Local Plan 1991-2006

(Rutland Local Plan EN17, EN26 and EN29)

Notes to Applicant

Your attention is hereby drawn to Article 21 of the Town & Country Planning (General Development Procedure) Order 1995, which now requires the Local Planning Authority to levy a statutory fee for the formal discharge (or requests for confirmation of discharge) of any conditions listed on this decision notice.

With effect from 6th April 2008, the charge will be £25 for householder applications and £85 for all other application types and will be made for each request, regardless of the number of conditions involved. The request, identifying the permission and the conditions concerned, can be made in any written form which is clear and legible. Alternatively, applicants may wish to use the standard application form available from our website (www.rutland.gov.uk/planningforms).

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Community Services Department, Rutland County Council.

Date: 17/04/2009

A handwritten signature in black ink, appearing to read 'D. Baker', written in a cursive style.

Proper Officer of the Council