

FULL PLANNING PERMISSION

Agent/Applicant's Name & Address

Mr. J. Downes,
Greenacres,
Midville Road,
Stickney,
BOSTON, Lincolnshire.
PE22 8DU

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Part I - Particulars of Application

Date received

17/12/2004

Application Number

S/120/02077/ 04

Particulars and location of the development

PROPOSAL: Planning Permission - Change of use, extensions and alterations to existing agricultural building to form a bungalow to use in connection with the existing commercial rabbit breeding unit.

LOCATION: Greenacres Farm, Midville Road, Stickney, BOSTON, PE22 8DU

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to 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: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The occupation of the bungalow must be by a person solely or mainly working or last working in the locality in agriculture or a widow or widower of such, a person and to any resident dependant's.

Reason: A dwelling in the open countryside is permitted only in exceptional circumstances, which include accommodation for people working in agriculture in accordance with Policies DC1 and DC3 of the East Lindsey Local Plan Alteration 1999.

3. No tree within the site shall be wilfully damaged, cut-down, up-rooted, topped, lopped or destroyed, nor any hedge within the site cut-down or grubbed out, without the prior approval in writing of the Local Planning Authority.

Reason: In the interest of local amenity in accordance with Policy DC1 of the East Lindsey Local Plan Alteration 1999.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, there must be no extensions to the

bungalow in future unless subject of a further planning permission.

Reason: To ensure that the dwelling remains affordable to the agricultural sector in accordance with Policy DC3 of the East Lindsey Local Plan Alteration 1999.

REASONS FOR GRANTING PERMISSION:-

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 or 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 RELEVANT POLICIES OF THE DEVELOPMENT PLAN ARE:-

The East Lindsey Local Plan Alteration, 1999.

Policy DC1 - Development in Areas of Countryside Character.
Policy DC3 - Agricultural Occupancy.

Dated: 08/02/2005

Signed:

A handwritten signature in black ink, reading "I. Thomsdale", enclosed within a thin black rectangular border.

Head of Development Control

Tel. No. 01507 601111

EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, Lincs, LN11 8UP.