



# Town and Country Planning Act 1990

## Planning Permission

Name and address of applicant

Mr Eddie Findlay  
32 Meadowbrook  
Ruskington  
Sleaford  
Lincolnshire  
NG34 9FJ

Name and address of agent (if any)

Mr David Holman  
Hillcroft House  
Hillcroft Business Park  
Whisby Road  
Lincoln  
LN6 3QJ

### Notice of decision to grant planning permission

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**Application number: 21/0817/FUL**


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<b>Proposal:</b>	<b>Removal of portable buildings and erection of a community pavilion</b>
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<b>Location:</b>	<b>Land At Old School Lane Cranwell Sleaford Lincolnshire NG34 8DF</b>
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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 The development hereby permitted shall be constructed entirely of the materials details which are shown on drawing 043/21/04 or in accordance with such alternatives as **may be agreed** in writing with the district planning authority.

Reason: To ensure a satisfactory external appearance in the interests of visual amenity to accord with policy LP26 of the Central Lincolnshire Local Plan (Adopted 2017).

- 3 The approved landscaping scheme shall be carried out within 6 months of the first use of the pavilion; or completion of the development, whichever is soonest unless agreed otherwise in writing with the District Planning Authority. If within a period of 7 years

Date: 30th July 2021

*Mark Williets*

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

Development Manager

from the date of planting any tree, shrub, hedgerow or replacement is removed, uprooted, destroyed or dies then another of the same species and size as the original shall be planted in the same place during its next planting season. Variations may only be planted on written consent of the District Planning Authority.

Reason: To preserve and protect new planting which have and may have amenity value that contribute to the character and appearance of the area to accord with policy LP26; of the Central Lincolnshire Local Plan (Adopted 2017).

- 4 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
LP15 - Community Facilities	Central Lincolnshire Local Plan 2017
LP26 - Design and Amenity	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. 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.
2. Based on the information submitted with your 'CIL - Additional Information Requirement form', the Council has determined that your development is not CIL liable.

### The decision relates to the plans and documents identified below:

Drawing No.	Drawing Name	Received Date
043/21/03 PROPOSED	Site Plan	5th May 2021

043/21/05	Block Plan	5th May 2021
0431/21/04	Proposed Elevations	5th May 2021
	Location Plan	9th June 2021

## 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](mailto:planning@n-kesteven.gov.uk)

## 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](http://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 and the District Council charge an administrative fee for this service. Please refer to our policy for further

guidance on what structures can obtain a new address <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/street-naming-and-numbering/>