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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H05/0523/95 Received:17-MAY-95 Type:OUTLINE

Name: H Payne
The Anglia Motel
Washway Road (A17)
Fleet
Spalding Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Proposed filling station and motorists shop

Location : The Anglia Motel Washway Road (A17)
Fleet Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

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4 The eastern access serving the site shall be limited to "in only" traffic arrangement and an adequately signed display board shall be included and erected within the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: To maintain the efficient operation of the revised access arrangements/right turn facilities and provide a satisfactory traffic flow arrangement within the site.

5 Conditions 4 shall be complied with to the reasonable satisfaction of the Local Planning Authority prior to the commencement of building operations upon the site.

Reason: To ensure that the access considerations are brought into effect before any construction work begins at the site.

6 The motorists shop shall be operated only as a facility ancillary to the petrol filling station and at no time shall be operated as an entirely independent shop facility.

Reason: To define the terms of the permission and in the interests of road safety.

7 This permission shall not authorise the outside storage of any goods, materials, artefacts or produce unconnected with the petrol filling station and motorists shop.

Reason: To define the permission and in the interests of visual amenity.

Your attention is drawn to the need to comply with the provisions of Section 4, 7, 8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the Code of Practice for Access of the Disabled to Buildings (British Standard Institutions code of practice BS 5810:1979) or to Design Note 18 'Access for Disabled People to Educational Buildings', or to documents replacing such codes. Any work required which would alter the proposal hereby permitted may need a further application for planning permission.

Director of Housing and Planning Services
12-JUL-95 H05/0523/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

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