



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H05/0667/03

Received: 27-MAY-03

Type: PERMISSION RENEWAL

Name: Mr H A Payne
Anglia Motel
Fleet
Spalding
Lincs

Agent: Cooper Architectural Design
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs. PE12 7EE

Description: Erection of garden centre - including farm produce sales (Renewal of H05/0847/99)

Location : Anglia Motel Fleet

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 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 written 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) The siting and design of any vehicular access to a road;
 - (3) 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.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District



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Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 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.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

- 4 Before the garden and farm produce sales building is brought into operation, the access and vehicle parking areas shown on the approved plan shall be laid out and constructed to the satisfaction of the Local Planning Authority. Details of the intended surfaces of the access and vehicle parking areas shall be approved in writing by the Local Planning Authority prior to the commencement of their construction.

Reason: In the interests of visual amenity and highway safety.

This Condition is imposed in accordance with Policies E1 and T3 of the Adopted South Holland District Local Plan, and Policy 41 of the proposed Lincolnshire County Council Structure Plan which seeks to ensure that development meets highway safety and functional requirements and to safeguard and enhance the quality of the built environment.

- 5 There shall be no outside storage (apart from the placement of litter bins for the convenience of the public) of any goods, artefacts, machinery, plants, vegetables or caged livestock on the site.

Reason: In the interests of visual amenity.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 6 The garden centre building, excluding the farm produce sales area, shall be used for the sale of bedding plants, shrubs, small trees, garden furniture, garden tools and equipment and other



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domestic horticulture requisites only. No sales shall take place outside this building.

Reason: To ensure the range of goods is restricted and does not conflict with national policies that direct unrestricted retail outlets towards town centres.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and in accordance with Policy STC1 of the Adopted South Holland District Local Plan which seeks to ensure that all retail development within the district is compatible in scale and character with the surroundings.

- 7 The area shown on the approved plan as 'farm produce sales' shall be used for the sale of farm produce which shall principally be fruit and vegetables and for no other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provisions equivalent to those classes in any statutory instrument invoking and re-enacting that Order, with or without modification.

Reason: To ensure the range of goods is restricted and does not conflict with national policies that direct unrestricted retail outlets towards town centres.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and in accordance with Policy STC1 of the Adopted South Holland District Local Plan which seeks to ensure that all retail development within the district is compatible in scale and character with the surroundings.

- 8 Development should proceed fully in accordance with the approved Flood Risk Assessment.

Reason: To reduce the risk of flooding.

Note(s):

The determined plans are:

1:2500 site location plans and 1:500 block plan received 25 August 1999, under reference H05/0847/99.
Flood Risk Assessment received 24 July 2003.

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 Section 21 of the Disability Discrimination Act 1991, 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.



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Head of Planning & Development

16 FEB 2004

H05/0667/03

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

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H05/0667/03

Received: 27-MAY-03 Type: PERMISSION RENEWAL

Name: Mr H A Payne
Anglia Motel
Fleet
Spalding
Lincs

Agent: Cooper Architectural Design
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs. PE12 7EE

Description: Erection of garden centre - including farm produce sales (Renewal of H05/0847/99)

Location : Anglia Motel Fleet

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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 written 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) The siting and design of any vehicular access to a road;
 - (3) 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.

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This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 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.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.

- 4 Before the garden and farm produce sales building is brought into operation, the access and vehicle parking areas shown on the approved plan shall be laid out and constructed to the satisfaction of the Local Planning Authority. Details of the intended surfaces of the access and vehicle parking areas shall be approved in writing by the Local Planning Authority prior to the commencement of their construction.

Reason: In the interests of visual amenity and highway safety.

This Condition is imposed in accordance with Policies E1 and T3 of the Adopted South Holland District Local Plan, and Policy 41 of the proposed Lincolnshire County Council Structure Plan which seeks to ensure that development meets highway safety and functional requirements and to safeguard and enhance the quality of the built environment.

- 5 There shall be no outside storage (apart from the placement of litter bins for the convenience of the public) of any goods, artefacts, machinery, plants, vegetables or caged livestock on the site.

Reason: In the interests of visual amenity.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 6 The garden centre building, excluding the farm produce sales area, shall be used for the sale of bedding plants, shrubs, small trees, garden furniture, garden tools and equipment and other

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domestic horticulture requisites only. No sales shall take place outside this building.

Reason: To ensure the range of goods is restricted and does not conflict with national policies that direct unrestricted retail outlets towards town centres.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, ~~and~~ ^{and}

~~This Condition is imposed~~ This Condition is imposed in accordance with Policy STC1 of the Adopted South Holland District Local Plan which seeks to ensure that all retail development within the district is compatible in scale and character with the surroundings.

- 7 The area shown on the approved plan as 'farm produce sales' shall be used for the sale of farm produce which shall principally be fruit and vegetables and for no other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provisions equivalent to those classes in any statutory instrument invoking and re-enacting that Order, with or without modification.

Reason: To ensure the range of goods is restricted and does not conflict with national policies that direct unrestricted retail outlets towards town centres.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, ~~and~~ ^{and}

~~This Condition is imposed~~ This Condition is imposed in accordance with Policy STC1 of the Adopted South Holland District Local Plan which seeks to ensure that all retail development within the district is compatible in scale and character with the surroundings.

- 8 Development should proceed fully in accordance with the approved Flood Risk Assessment.

Reason: To reduce the risk of flooding.

Note(s):

The determined plans are:

1:2500 site location plans and 1:500 ^{site} plan received 25 August 1999, ~~and~~ ^{and} Flood Risk Assessment received 24 July 2003. CS47 105 10001

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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 Section 21 of the Disability Discrimination Act 1991, 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.

Head of Planning & Development
11 FEB 2004

H05/0667/03

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PE11 2XE

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Town and Country Planning Act 1990 Approval of Reserved Matters

COPY *Earlier App*

Reference: H05/0503/04

Received: 19-APR-04 Type: RESERVED MATTERS

Name: Mr H Payne
Anglia Motel
Washway Road
Fleet
Spalding Lincs

Agent: Cooper Architectural Design
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs PE12 7EE

Description: Erection of garden centre - including farm produce sales (Outline Renewal H05/0667/03)

Location : Anglia Motel Washway Road
Fleet Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 The materials to be used for external walls and roofs shall be corrugated plasticol goosewing grey (roof) and olive green (walls).

Reason: To ensure that the external appearance of the proposed development harmonises with the existing buildings in the area.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 2 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.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and Policy E11 of the Adopted South Holland District Local Plan which safeguards, enhances and extends the amenity, wildlife and landscape quality of the district.



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- 3 Before the garden and farm produce sales building is brought into operation, the access and vehicle parking areas shown on the approved plan shall be laid out and constructed to the satisfaction of the Local Planning Authority. Details of the intended surfaces of the access and vehicle parking areas shall be approved in writing by the Local Planning Authority prior to the commencement of their construction.

Reason: In the interests of visual amenity and highway safety.

This Condition is imposed in accordance with Policies E1 and T3 of the Adopted South Holland District Local Plan, and Policy 41 of the proposed Lincolnshire County Council Structure Plan which seeks to ensure that development meets highway safety and functional requirements and to safeguard and enhance the quality of the built environment.

- 4 There shall be no outside storage (apart from the placement of litter bins for the convenience of the public) of any goods, artefacts, machinery, plants, vegetables or caged livestock on the site.

Reason: In the interests of visual amenity.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 5 The garden centre building, excluding the farm produce sales area, shall be used for the sale of bedding plants, shrubs, small trees, garden furniture, garden tools and equipment and other domestic horticulture requisites only. No sales shall take place outside this building.

Reason: To ensure the range of goods is restricted and does not conflict with national policies that direct unrestricted retail outlets towards town centres.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and in accordance with Policy STC1 of the Adopted South Holland District Local Plan which seeks to ensure that all retail development within the district is compatible in scale and character with the surroundings.

- 6 The area shown on the approved plan as 'farm produce sales' shall be used for the sale of farm produce which shall principally be fruit and vegetables and for no other purpose in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provisions equivalent to those classes in any statutory instrument invoking and re-enacting that Order, with or without modification.

Reason: To ensure the range of goods is restricted and does not conflict with national policies that direct unrestricted retail outlets towards town centres.

This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District



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Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality, and in accordance with Policy STC1 of the Adopted South Holland District Local Plan which seeks to ensure that all retail development within the district is compatible in scale and character with the surroundings.

- 7 Development should proceed fully in accordance with the approved Flood Risk Assessment submitted with the outline application reference H05/0667/03.

Reason: To reduce the risk of flooding in accordance with the provisions of Planning Policy Guidance Note 25 'Development and Flood Risk'.

Reason For Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Notes 1, 7 and 25.

Policy 41 of the Lincolnshire Structure Plan November 2000

Policies E1, E11, T3 and STC1 of the Adopted South Holland District Local Plan 1998

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:

Dwg. nos 0106 and 0029:1 received 19 April 2004.

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 Section 21 of the Disability Discrimination Act 1991, 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.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The applicants attention is drawn to the attached letter from the South Holland Internal Drainage Board, dated 9 June 2004.



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Head of Planning & Development
14-JUN-04

H05/0503/04

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