FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/1208/95 Received:15-DEC-95 Type:FULL

Name: Clive Browne
137 Spalding Road
Holbeach
Spalding
Lincs PE12 7HP

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate House
Weston Hills
Spalding Lincs PE12 6DB

Description: Proposed light industrial unit with associated dwelling

Location : Plot 2, Foxes Low Road Holbeach
Spalding Lincs

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 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

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.

3 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

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

4 Before the business use is commenced, or the dwelling is occupied, the scheme of screening (including bunding) along the boundaries of the site as shown on the plan accompanying the application (Drawing no: 95022/001 received by the Local Planning Authority on 15 December 1995) shall be fully implemented to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the locality.

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)

SOUTH HOLLAND DISTRICT COUNCIL

5 Before development is commenced details of surfacing of the drive and turning/parking area (including timescale) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall thereafter be completed strictly in accordance with the approved details, to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

6 The driveway shall be hardsurfaced between Foxes Low Road and the new security gates before occupation of the dwelling.

Reason: To ensure a satisfactory development, in the interests of the amenities of the locality.

7 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

8 Before the light industrial unit is brought into use space shall be provided within the site as shown on the submitted plan (Drawing no: 95022/001) received by the Local Planning Authority on 15 December 1995. for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Foxes Low Road.

9 The office/workshop unit (Phase 1) shall be erected concurrently with or prior to the dwelling.

Reason: To define the terms of the planning permission, in the interests of the amenities of the locality.

10 The use of the business premises shall be limited to that defined within Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987.

Reason: In the interests of the amenities of the locality.

11 Before the dwelling is occupied, acoustic vents shall be installed within all bedrooms to the reasonable satisfaction of the Local Planning Authority.

Reason: To safeguard the residential amenity of future occupiers.

12 Before the dwelling is occupied, the scheme of screening around the garden shall be fully implemented in accordance with the approved details, to the reasonable satisfaction of the Local Planning Authority.

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

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SOUTH HOLLAND DISTRICT COUNCIL

Reason: To safeguard the residential amenity of future occupiers.

13 The development shall not be commenced until details of an investigation of the potential for landfill gas generation and migration has been submitted to and approved in writing by the Local Planning Authority. Before occupation, any remedial action required shall be taken to safeguard future occupiers of the dwelling.

completed

Reason: This condition is imposed to safeguard the residential amenities of future occupiers of the dwelling.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

This permission is granted in accordance with the application submitted as revised by the amended plan (Drawing no: 95022/002A) received by the Local Planning Authority on 16 January 1996.

Director of Housing and Planning Services
02-MAY-96 H05/1208/95

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

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

Town and Country Planning Act etc

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on the following condition(s):

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X - satisfactory December?

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25-APR-96 AD check.....

Authorised to issue (inc Delegation)..... 30/4