

Town and Country Planning Act 1990

Planning Permission

Reference: H08/0473/94

Received: 13-MAY-94 Type: PERMISSION RENEWAL

Name: Stephen Silver
114 Spalding Road
Pinchbeck
Spalding
Lincs, PE11 3UE

Agent: Stephen Silver
114 Spalding Road
Pinchbeck
Spalding
Lincs, PE11 3UE

Description: Residential development, comprising ten apartments
(Renewal of H08/0198/91)

Location : The Factory Salem Street
Gosberton 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 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) 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.

- 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.

- 4 The vehicular access shall be formed at the eastern end of the site's frontage to Salem Street.

Reason: In the interests of road safety.

- 5 The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 4.5 metres.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

- 6 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 7 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

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

- 8 The access shall be suitably surfaced to the satisfaction of the Local Planning Authority for the first 10 metres from the highway boundary into the site.

Reason: To ensure unsuitable material is prevented from being deposited on the adjoining highway.

The applicant is advised that the Local Planning Authority wish to see a development similar to that shown on the submitted illustrative plans constructed of traditional materials. Hard and soft landscaping details should be submitted along with the other reserved matters required by Condition 2.

Applicants are advised that Conservation Area Consent will be needed prior to the demolition of the existing building on site.

Director of Planning and Building Control Services
19-JUL-94 H08/0473/94

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.

Town and Country Planning Act etc

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15-JUL-94

AD check....*A.19/7...*

Authorised to issue (inc Delegation).....*A.....*