



Town and Country Planning Act 1990

Planning Permission

Reference: H09/0149/96

Received: 16-FEB-96 Type: FULL

Name: Holbeach Parish Council
2 Spalding Road
Holbeach
Spalding
Lincs PE12 7HG

Agent: Holbeach Parish Council
2 Spalding Road
Holbeach
Spalding
Lincs PE12 7HG

Description: Proposed new village hall

Location : Recreation Field St Marks Road
Holbeach St Marks 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 Notwithstanding the details shown on the submitted drawings, details of the surfacing of the car parking area shall be agreed in writing with the Local Planning Authority before the commencement of the provision of such parking.

Reason: The Local Planning Authority would wish to see provided an alternative surfacing to solely that of tarmac.

- 3 The vehicular access shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of St Marks Road; and the effective width of the access at the inner tangent points shall be 5 metres.

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

- 4 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the attached plan (drawing no. H09/0149/96/1 dated 12/03/96) shall be cleared of all obstructions exceeding 0.6 metres in height, and so maintained thereafter

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of St Marks Road.

- 5 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.

- 6 Notwithstanding the details shown on the approved plan with respect to tree planting, and before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority. Such a scheme shall provide for the planting of a hedge of an indigenous species at a minimum of 0.5 metres behind the entire length of the visibility splays.

Reason: In the interests of visual amenity.

- 7 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.

- 8 Before the commencement of development, full details of an appropriate brick shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The type of brick has been insufficiently specified to the Local Planning Authority and details of an alternative brick are therefore required.

- 9 Noise from amplified sound emitted from the building shall not exceed a level equivalent to 35 dB LA eq 5 minutes as measured at a distance of 3.5 metres from any residential facade.

Reason: In the interests of residential amenity.

- 10 Before the commencement of the use of the village hall hereby approved, the existing village hall on the site shall be demolished and the resultant rubble and waste material removed to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and 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
11-APR-96 H09/0149/96

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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Description: Proposed new village hall

Location : Recreation Field St Marks Road
Holbeach St Marks Spalding Lincs

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that permission has been granted (or equiv)
on the following condition(s):

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09-APR-96

AD check..... 10/4.

Authorised to issue (inc Delegation)..... 10/4.