SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Regulation 4 Town and Country General Regulations 1992

Planning Permission

Reference: H09/1406/02 Received: 24-DEC-02 Type: County Council Reg 4

Name: Lincolnshire Development
Lincolnshire County Council
Beech House
Waterside South
Lincoln LN5 7JH

Agent: Lincolnshire Development
Lincolnshire County Council
Beech House
Waterside South
Lincoln LN5 7JH

Description: Use of site for business (Class B1)/educational purposes, including new junction/estate road and refurbishment/extension of existing training centre

Location : Holbeach Agricultural Centre Penny Hill Lane
Holbeach

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 Before development is commenced, a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:-
(i) Details of position, species and planting height of any new planting.
(ii) Details of which of the existing trees/hedges are to be retained or removed.

Reason: In the interests of visual amenity.

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

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Director of Corporate Services

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 No part of the development hereby approved shall be commenced (other than the extension to the existing training centre) until such time as the highway improvements to Penny Hill Road, indicatively shown on the application site plan, have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the development.

5 Before the new roadway is commenced the written approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

6 Before the new roadway is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before the roadway is completed.

Reason: To ensure that highway surface water run-off from the development will not adversely

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affect, by reason of flooding, the amenity of nearby land.

7 Before the extension to the existing training centre is commenced details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the extension harmonises with the existing building, in the interests of visual amenity.

Note(s):

The determined plans are:
Drawing nos. 2, 3, 4, 5, 6, 7, 8, 8a and 10 received 24 December 2002.
Flood Risk Assessment received 30 January 2003.

The final specification for the layout of the estate road shall preferably include a cyclepath link from the northern end of the turning head to the existing cyclepath to the north.

The applicant is advised that further planning permission will be required for any additional operational development/buildings other than those shown on the approved plans.

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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Skerrins

Head of Planning & Development
17 APR 2003

H09/1406/02

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 H09/1406/02 Received: 24-DEC-02 Type: County Council Reg 4

Name: Lincolnshire Development
Lincolnshire County Council
Beech House
Waterside South
Lincoln LN5 7JH

Agent: Lincolnshire Development
Lincolnshire County Council
Beech House
Waterside South
Lincoln LN5 7JH

Description: Use of site for business (Class B1)/educational purposes, including new junction/estate road and refurbishment/extension of existing training centre

Location : Holbeach Agricultural Centre Penny Hill Lane
Holbeach

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 Before development is commenced, a scheme of landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. It shall include:-
(i) Details of position, species and planting height of any new planting.
(ii) Details of which of the existing trees/hedges are to be retained or removed.

Reason: In the interests of visual amenity.

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 No part of the development hereby approved shall be commenced (other than the extension to the existing training centre) until such time as the highway improvements to Penny Hill Road, indicatively shown on the application site plan, have been completed in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the development.

5 Before the new roadway is commenced the written approval of the Local Planning Authority is required to:
(i) a specification of the type of construction proposed for roads and/or footways;
(ii) a programme for the making up of the roads and/or footways;
(iii) details of the method and means of disposal of surface water;
(iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross-sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
(v) details of all proposed services showing location within the highway in accordance with the Report of the Joint Committee on the location of underground services published by the Institute of Civil Engineers in 1963.

Reason: To ensure an adequate standard of access to the estate in the interests of local amenity and convenience.

6 Before the new roadway is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before the roadway is completed.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

7 Before the extension to the existing training centre is commenced details of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the extension harmonises with the existing building, in the interests of visual amenity.

Note(s):

The determined plans are:
Drawing nos. 2, 3, 4, 5, 6, 7, 8, 8a and 10 received 24 December 2002.
Flood Risk Assessment received 30 January 2003.

The final specification for the layout of the estate road shall preferably include a cyclepath link from the northern end of the turning head to the existing cyclepath to the north.

The applicant is advised that further planning permission will be required for any additional operational development/buildings other than those shown on the approved plans.

Head of Planning & Development
11 APR 2003

H09/1406/02

Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H09/0936/03 Received: 29-JUL-03 Type: CONDITION COMPLIANCE

Name: Lincolnshire Development
Lincs County Council
Beech House
Waterside South
Lincoln

Agent: Babtie Group
Wheatcroft House
Wheatcroft Business Park
Landmere Lane
Edwalton, Nottingham NG12 4DG

Description: Details of road and footpath layouts, surface water drainage etc (Conditions **4, 5 & 6 of H09/1406/02**)

Location : Penny Hill Holbeach

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Dwg. nos. 0005166-01C, -02B, -03B, -04C, -05B, -06B, -10 and -11 received 29 July 2003.
Amended dwg. nos. 0005166-14A, -15B, -16B and -17B received 15 August 2003.

Head of Planning & Development
23-SEP-03

H09/0936/03

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.

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Acting Director of Customer Services

Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Approval required by Condition of Permission

COPY Earlier App

Reference: H09/1408/03 Received: 21-NOV-03 Type: CONDITION COMPLIANCE

Name: Lincolnshire Development
Lincolnshire County Council
Beech House, Witham Park
Waterside South
Lincoln LN5 7JH

Agent: Lincolnshire Development
Lincolnshire County Council
Beech House, Witham Park
Waterside South
Lincoln LN5 7JH

Description: Details of landscaping (Condition 2 of H09/1406/02)

Location : Holbeach Agricultural Centre Penny Hill Lane
Holbeach

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Note(s):

The determined plans are:
Dwg. nos. 22.62.11 & 12 received 21 November 2003.

Head of Planning & Development
29-DEC-03

H09/1408/03

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.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services