SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H10/0946/97 Received:08-SEP-97 Type:PERMISSION RENEWAL

Name: L M Walton
Westfield House
Tydd St Mary
Wisbech
Cambs. PE13 9QG

Agent: Januarys Chartered Surveyors
York House
Dukes Court
54-62 Newmarket Road
Cambridge. CB5 8DZ

Description: Industrial/warehousing/ transport development.
(Renewal of H10/1078/94)
Location : Land at Hundreds Lane Little Sutton
Spalding Lincolnshire

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.

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 five 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 proposed use shall not be commenced until the right turn lane has been provided on Bridge Road and Hundreds Lane widened, where necessary, in accordance with details to be approved and incorporated in a Section 278 Agreement.

Reason: To ensure adequate vehicular access is achieved into this land from the existing highway network.

5 Until a satisfactory second access is achieved onto either Wisbech Road, or Bridge Road, the development of the site shall be restricted to two thirds of the land west of Hundreds Lane and 50% of the land east of Hundreds Lane.

Reason: To provide adequate access into this extensive area of land in the interests of highway safety.

6 Before any development 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.

7 No buildings to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the buildings and estate roads in the layout to be fixed more accurately in the interests of the proper planning of the area.

8 Before any development 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

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)

any building is occupied.

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.

9 When application is made for approval of the "Reserved Matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Hundreds Lane.

10 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

11 The layout submitted with the Reserved Matters application shall safeguard the opportunity for provision of a road linking the site to the west of Hundreds Lane with the old A17.

Reason: To safeguard a second access to the former A17 which would enable further development of the land on the west of Hundreds Lane for industrial use.

The layout submitted with the Reserved Matters should take into account the privacy and amenity of neighbouring residential properties by means of the location, layout and design of buildings and an appropriate landscaping and fencing scheme.

The limitation of development of the land east of Hundreds Lane referred to in Condition 5 is unlikely to be applied in relation to development for the extension of the industrial premises to the north, providing the existing accesses onto Bridge Road are utilised.

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.

Your attention is drawn to the existence of an agreement under Section 278 of the Highways Act in respect of this development.

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

Director of Housing and Planning Services
30-DEC-97 H10/0946/97

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H10/0946/97 Received:08-SEP-97 Type:PERMISSION RENEWAL

Name: L M Walton
Westfield House
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Agent: Januarys Chartered Surveyors
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54-62 Newmarket Road
Cambridge. CB5 8DZ

Description: Industrial/warehousing/ transport development.
(Renewal of H10/1078/94)
Location : Land at Hundreds Lane Little Sutton
Spalding Lincolnshire

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 approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz: written
(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 five 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.

Is this OK? X 4 The proposed use shall not be commenced until the right turn lane has been provided on Bridge Road and Hundreds Lane widened, where necessary, in X accordance with details to be approved and incorporated in a Section 278 Agreement. ~~Submitted to and in writing by the LPA~~

Reason: To ensure adequate vehicular access is achieved into this land from the existing highway network.

5 Until a satisfactory second access is achieved onto either Wisbech Road, or Bridge Road, the development of the site shall be restricted to two thirds of the land west of Hundreds Lane and 50% of the land east of Hundreds Lane.

X Reason: To provide adequate access into this extensive area of land in the interests of highway safety.

X 6 Before any development 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.

This is CCA amended is it OK? (refers to building plots) should be reason as Reason as H/0/1075/94 7 No ~~dwelling~~ buildings to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason as H/0/1075/94

Reason: To ensure that satisfactory access is provided to each building plot, at all times that the development is in progress, in the interests of the proper development of the site.

AS per JB instruction 24/12

X 8 Before any development 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 any

building is occupied.

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.

9 When application is made for approval of the "Reserved Matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Hundreds Lane.

10 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

11 The layout submitted with the Reserved Matters application shall safeguard the opportunity for provision of a road linking the site to the west of Hundreds Lane with the old A17.

Reason: To safeguard a second access to the former A17 which would enable further development of the land on the west of Hundreds Lane for industrial use.

The layout submitted with the Reserved Matters should take into account the privacy and amenity of neighbouring residential properties by means of the location, layout and design of buildings and an appropriate landscaping and fencing scheme.

The limitation of development of the land east of Hundreds Lane referred to in Condition 5 is unlikely to be applied in relation to development for the extension of the industrial premises to the north, providing the existing accesses onto Bridge Road are utilised.

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 Institute 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.

18-DEC-97

Checked SNS 22/12

Authorised to issue (inc Delegation)..... 29/12

~~Does this require a note re: Section 278 Agreement?~~

Does this require a note re: Section 278 Agreement?

29/12.

and plans submitted, subject to any condition(s) set out below.

TL2 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.

SC8 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.

SC27 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~~ five 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

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

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approved scheme is implemented satisfactorily.

4 The proposed use shall not be commenced until the right turn lane has been provided on Bridge Road and Hundreds Lane widened, where necessary, in accordance with details to be approved and incorporated in a Section 278 Agreement.

Reason: To ensure adequate vehicular access is achieved into this land from the existing highway network.

5 Until a satisfactory second access is achieved onto either Wisbech Road, or Bridge Road, the development of thesite shall be restricted to two thirds of the land west of Hundreds lane and 50% of the land east of Hundreds Lane.

Reason: To provide adequate access into this extensive area of land in the interests of highway safety.

C-1 6 Before any development is commenced the 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.

C 2A 7 No building to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the buildings and estate roads in the layout to be fixed more accurately in the interests of the proper planning of the area.

C 3 8 Before any development is commenced the 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 any

building is occupied.

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.

9 When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building(s) at any one time. Such parking provision as approved by the Local Planning Authority shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.

Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using Hundreds Lane.

F6 10 Space shall be provided on the site to the reasonable satisfaction of the Local Planning Authority for the loading and unloading of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of road safety.

11 The layout submitted with the Reserved Matters application shall safeguard the opportunity for provision of a road linking the site to the west of Hundreds Lane with the old A17.

Reason: To safeguard a second access to the former A17 which would enable further development of the land on the west of Hundreds Lane for industrial use.

The layout submitted with the Reserved Matters should take into account the privacy and amenity of ~~Tower House and any other nearby~~ properties by means of the location, layout and design of buildings and an appropriate landscaping and fencing scheme.

The limitation of development of the land east of Hundreds Lane referred to in Condition 5 is unlikely to be applied in relation to development for the extension of the industrial premises to the north, providing the existing accesses onto Bridge Road are utilised.

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.

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