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

Housing and Planning
Services Department,
Council Offices,
[redacted]ory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H10/1002/00 Received: 21-AUG-00 Type: PERMISSION RENEWAL

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

Agent: Brown & Co.
16 High Street
Spalding
Lincs
PE11 1TW

Description: Industrial/warehousing/ transport development - Renewal of H10/0946/97

Location : Land at Hundreds Lane Little Sutton 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 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

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SERVICES DEPARTMENT

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 Prior to the commencement of development a right hand turn lane shall be provided on Bridge Road and Hundreds Lane shall be widened where necessary in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

5 Prior to the development of the remaining one third of the land west of Hundreds Road and the remaining one half of land east of Hundreds Lane the site shall be accessed by a new access from either Wisbech Road or Bridge Road.

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.

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7 No dwelling 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 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.

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 Vehicle parking shall be provided in accordance with the standards laid out in Appendix 2 to South Holland District Local Plan Policy T2 within the site to enable vehicles
1) to enter and leave in forward gear
2) park clear of the public highway
3) load and unload clear of the public highway
and such space shall be provided before the use commences and thereafter used for no other purposes.

Reason: In the interests of highway safety.

10 The layout submitted with the reserved matters application shall have regard to safeguarding 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.

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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.

The applicants should be aware of the need to enter into a Section 278 Agreement with regard to all works proposed within the public highway.

Director of Housing and Planning Services
06 DEC 2000

H10/1002/00

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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PE11 1TW

Description: Industrial/warehousing/ transport development - Renewal of H10/0946/97

Location : Land at Hundreds Lane Little Sutton Spalding Lincs

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 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;
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(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.

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

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

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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.

laid out Appendix 2 to SHD Policy T2

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3) load and unload clear of the public highway

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Reason: In the interests of highway safety.

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The applicants should be aware of the need to enter into a Section 278 Agreement with regard to all works proposed within the public highway.

X ~~The determined plans~~ are:- ?

Director of Housing and Planning Services
01 DEC 2000

4/12 H10/1002/00

LRS 4-12-00