SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0554/96 *Received:18-JUN-96* *Type:FULL*

Name: Mr R Hillard
32 New Road
Sutton Bridge
Spalding
Lincs

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Change of use of site from agricultural to car repairs & second-hand car sales and new workshop premises
Location : Bridge Road Long 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 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 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 in writing by the Local Planning Authority.

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 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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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.

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. Such spaces shall be provided to the reasonable satisfaction of the Local Planning Authority before the commencement of the use of the workshop building.

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

6 The access, for the first 15 metres, shall be surfaced to the reasonable satisfaction of the Local Planning Authority in a hardened surface in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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.

7 The visibility splays shown on the submitted drawing no. 771902/01 shall be cleared of all obstructions above 0.6 metres in height above the adjoining carriageway edge 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 Bridge Road.

8 Before the commencement of car sales and the use of the workshop building, a 1.8 metre high close boarded wooden fence shall be erected to the reasonable satisfaction of the Local Planning Authority along the western boundary of the site in the positions shown on the approved plan.

Reason: In the interests of visual amenity.

9 The use of the premises shall be limited to car repairs and second hand car sales only and notwithstanding the provisions of the Town and Country (Use Classes) Order 1987, no other use within Class B1 of that Order shall be carried out.

Reason: To safeguard the amenities of the locality.

10 The premises shall not be used at any time on Sundays or Bank Holidays nor between the hours of 7pm and 7am on other days.

Reason: To protect the amenities of this residential area.

11 No power driven machinery which could be heard in nearby residential property shall be used at any time on Sundays or Bank Holidays nor between the hours of 6pm and 8am on other days.

Reason: To protect the amenities of this residential area.

12 All repairs to vehicles shall be undertaken within the workshop building and no paint spraying or coating of vehicles shall be undertaken within the workshop building, other than minor repairs ancillary to MOT preparation.

Reason: To define the terms of the permission and in the interests of residential amenity.

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

13 Noise from fixed plant and from machinery shall not exceed a noise level of 48 dB LA eq 15 minutes when measured at a height of 1.5 metres on any adjacent residential boundary.

Reason: To define the terms of the permission and in the interests of residential amenity.

14 No part of the land outside the building(s) shall be used for the deposit, storage or display of any goods or materials or other items, other than second hand cars advertised 'for sale' and the area shown specifically for outside storage on the approved plan 771902/1(B). All containers, including skips, on this outside storage area shall have a covering to prevent waste, dust and grit being blown beyond the confines of the site.

Reason: To safeguard the amenities of the locality.

15 Prior to the commencement of development a scheme of lighting, including security lighting, shall be submitted to and approved in writing by the Local Planning Authority and such scheme shall subsequently be implemented and made operational to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of visual and residential amenity and security.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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-JUN-97 H11/0554/96

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.

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)

Town and Country Planning Act etc

DRAFT PERMISSION

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Name: Mr R Hillard
32 New Road
Sutton Bridge
Spalding
Lincs

Agent: Status Design
~~4 Princes Street~~ 2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 ~~7BS~~ 7AP

Description: Change of use of site from agricultural to car repairs & second-hand car sales and new workshop premises
Location : Bridge Road Long Sutton
Spalding Lincs

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

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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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.

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. Such spaces shall be provided to the reasonable satisfaction of the Local Planning Authority before the commencement of the use of the workshop building.

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

6 The access, for the first 15 metres, shall be surfaced to the reasonable satisfaction of the Local Planning Authority in a hardened surface in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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.

Is this correct? yes 3/6/97

7 The visibility splays shown on the submitted drawing no. 771902/01 shall be cleared of all obstructions above 0.6 metres in height above the adjoining carriageway edge and so maintained thereafter.

Is this OK? yes 3/6/97

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

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Reason: To safeguard the amenities of the locality.

What about Bank Holidays?

10 The premises shall not be used at any time on Sundays or Bank Holidays nor between the hours of 7pm and 7am on other days.

check hours with JB. OK 11/6

Reason: To protect the amenities of this residential area.

What about Bank Hols?

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