COPY DECISION

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TOWN AND COUNTRY PLANNING ACT 1990

Reference: H11-1226-93 **Date of Decision:** 1st March 1994

Applicant: C R Neaverson
Four Trees
Station Road
Long Sutton
Spalding Lincs

Location: Off Wisbech Road Long Sutton Spalding Lincs

Description: Garden centre and restaurant/ motel complex (renewal of application H11/0937/88)

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to 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:
(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 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 An environmental bund, the details of which shall be submitted to and approved in writing by the Local Planning Authority, shall be provided along the southern boundary.

Reason: To protect the amenities of nearby residential properties.

5 Details of external lighting of the site, particularly the car parking areas, shall be submitted to and approved by the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties.

6 A detailed plan to a scale of not less than 1:500 showing the layout of the site and access arrangements (including car parking and manoeuvring space) shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure satisfactory access, parking and manoeuvring arrangements, such that a minimum of interference is occassioned to the safety and freeflow of trunk road traffic.

7 There shall be no direct access of any kind, either vehicular or pedestrian, between the site and the trunk road and A1101 Wisbech Road.

Reason: To ensure that access between the site and the trunk road is gained via the improved section of Vicarage Lane, in order to minimise potential interference with the safety and freeflow of trunk road traffic and traffic on the Class I County Road.

8 Development shall not be commenced on the site until the road improvements (subject to the agreement with Lincolnshire County Council) have been carried out in accordance with details to be approved.

Reason: To provide a satisfactory access onto the existing road

network.

9 A minimum 1.2 metre high continuous and solid fence, wall or other barrier shall be constructed along the whole frontage of the site with the trunk road and a minimum distance of 30 metres along the frontage of the site with Wisbech Road and the trunk road.

Reason: To provent headlight glare from vehicles on the trunk road by vehicles manoeuvring within the site.

10 Conditions 6, 8 and 9 shall be complied with prior to the commencement of any building operations at the site.

Reason: To ensure that the access, parking and manoeuvring considerations are brought into afect before any construction work begins at the site.

11 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 be made on site before the buildings are occupied, and 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 Wisbech Road.

12 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.

Notes:

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

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.

South Holland District Council
Planning Department

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk