SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/0099/00 Received: 03-FEB-00 Type: OUTLINE

Name: Broadgate Builders Ltd
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs PE12 6DB

Agent: Broadgate Developers Ltd
Custom House
12 South Street
Boston
Lincs PE21 6HE

Description: Erection of B1 (Light) Industrial units - Plots 6 - 10

Location : Land off Enterprise Way South Holland Enterprise Park Pinchbeck Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

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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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 There shall be no goods vehicle movements onto, from or within this site nor any external mechanical handling of goods or materials between the hours of 23.00 and 06.00.

Reason: To safeguard the amenities of nearby residents.

The landscaping scheme to be submitted to comply with Condition 2 shall make provision for substantial planting along the boundaries of the site facing onto residential curtilages and along the northern boundary of Plot 10, and include the retention of all existing planting and bunding, apart from at the proposed access point.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The determined plans are:-
Location plan received 1 March 2000.

Director of Housing and Planning Services
04 MAY 2000

H14/0099/00

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

Reference H14/0099/00 Received: 03-FEB-00 Type: OUTLINE

Name: Broadgate Builders Ltd
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs PE12 6DB

Agent: Broadgate Developers Ltd
Custom House
12 South Street
Boston
Lincs PE21 6HE

Description: Erection of B1 (Light) Industrial units - Plots 6 - 10

Location : Land off Enterprise Way South Holland Enterprise Park Pinchbeck 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;
(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 There shall be no goods vehicle movements onto, from or within this site nor any external mechanical handling of goods or materials between the hours of 23.00 and 06.00.

Reason: To safeguard the amenities of nearby residents.

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The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The determined plans are:- location plan rec'd. 1/3/00.

Director of Housing and Planning Services
27 APR 2000

H14/0099/00

06/15

D23/1