

FILE COPY



Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990 Planning Permission

Reference: H14/0295/03

Received: 28-MAR-03 Type: FULL

Name: P Fragale
The Orchards
Coalbeach Lane
Surfleet
Spalding Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of building with associated land for B1 industrial use.

Location : The Old Station House Wardentree Lane
Pinchbeck

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 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

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satisfactorily.

- 4 Before the access is commenced to be used visibility splays of 2.4 metres x 120 metres shall be formed on both sides of the point of access. All obstructions to visibility shall be removed from the splays and the splays shall be so maintained at all time thereafter.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

- 5 Adequate space shall be reserved within the curtilage of the site at all times for the parking, loading, unloading and manoeuvring of all vehicles expected to call at the site at any one time.

Reason: To ensure the provision of sufficient off-street parking and to allow vehicles to leave and enter the highway in a forward gear, in the interests of the safety and free-flow of traffic on Wardentree Lane.

Note(s):

The determined plans are:

Dwg no. 640-03-01 received on 10 Mar 03.



Head of Planning & Development

28 MAY 2003

H14/0295/03

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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Pinchbeck

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

- 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 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 Before the access is commenced to be used visibility splays of 2.4 metres x 120 metres shall be

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Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of road safety.

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The determined plans are:

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Head of Planning & Development
27 MAY 2003

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