SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0416/99 Received: 26-APR-99 Type: PERMISSION RENEWAL

Name: Boots Pensions Ltd
c/o FPD Savills
24 Hills Road
Cambridge
CB2 1JW

Agent: FPD Savills
24 Hills Road
Cambridge
CB2 1JW

Description: Erect buildings for use in Class B1, B2 & B8 and construct new roundabout (renewal of H14/0712/95)

Location : Land north of Wardentree Lane 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 shall be submitted for such approval simultaneouslyand no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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, together with details of noise attenuation measures for each building.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;

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(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;

(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

3 Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme,together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual buildings, shall be provided before occupation of the respective buildings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

4 Before any other development is commenced the highway improvements and new roundabout shown on the approved plans shall be constructed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory access arrangements are provided to serve the development.

5 The submitted landscaping scheme shall make provision for substantial planting around the periphery of the site in accordance with the principles shown on Drawing No. 500/4, accompanying the application and the requirements of the approved Development Brief, and shall include details of acoustic bunding designed to protect the amenities of the dwelling known as "Bervor". The approved scheme of acoustic bunding shall be provided before any building is occupied.

Reason: To safeguard the visual amenities of the locality, and integrate the development within

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the landscape and to protect the amenities of the nearby dwelling.

6 Before any development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority plans and details showing the proposed zoning of the site and locations of all proposed users, together with the internal road layout to demonstrate that the development has been formulated so as to provide protection to the amenities of the dwelling "Bervor" adjacent to the site, in terms of noise and disturbance.

Reason: To ensure a satisfactory development and safeguard the amenities of the adjoining dwelling.

7 The final layout shall provide for road connection(s) with the adjoining land to the west.

Reason: To ensure that provision can be made for co-ordinating development in future should the need arise.

8 Before any development is commenced on site access shall be provided via an improved roundabout at Wardentree Lane/West Marsh Road in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To provide adequate access via the existing highway network.

9 There shall be no other means of vehicular access from the site to West Marsh Road and/or Wardentree Lane.

Reason: In the interests of road safety.

10 Before any development is commenced the 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

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Civil Engineers in 1963.

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

11 No building 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.

12 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 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.

13 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.

The final layout should make suitable provisions for cyclists.

Director of Housing and Planning Services
02 AUG 1999

H14/0416/99

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 H14/0416/99 Received: 26-APR-99 Type: PERMISSION RENEWAL

Name: Boots Pensions Ltd
c/o FPD Savills
24 Hills Road
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Agent: FPD Savills
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Description: Erect buildings for use in Class B1, B2 & B8 and construct new roundabout (renewal of H14/0712/95)

Location : Land north of Wardentree Lane 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 approval by the Local Planning Authority and shall be submitted for such approval simultaneously and no development to which they relate shall be carried out until these matters have been approved viz:
1) Detailed drawings of the estate layout to a scale of not less than 1/500 including road and plot layouts.
2) 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, together with details of noise attenuation measures for each building.
3) The siting and design of any vehicular access to a highway or estate road.
4) Detailed drawings to a scale of not less than 1/500 of a landscaping scheme showing the following details:
(i) the positions, heights and species of existing trees;
(ii) proposals for felling or retention of existing trees;

(iii) proposals for tree planting, including the number, species, heights on planting and positions of all trees, shrubs and hedgerows;

(iv) proposals for the provision of incidental grass areas or other open spaces, including particulars of the treatment of hard surfaces, and any other features intended to enhance the attractiveness of the environment;

(v) proposals for the provision of screen walls or fences, including details of heights, positions, designs and types of construction.

Delete 1 line

3 Such a landscaping scheme as may be approved by the Local Planning Authority 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. Screen walls and fences included in the approved scheme,together with trees, shrubs and hedgerows which it is proposed to plant within the curtilages of individual buildings, shall be provided before occupation of the respective buildings. Trees, shrubs, bushes and hedgerows 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 completion of the scheme, and all losses shall be made good during that period. All walls and fences shall be retained in their approved position. Details of the position and design of any walls or fences to be erected nearer to any highway, public footway or amenity area than the nearest part of each building, other than those shown as part of the approved scheme, shall be submitted to and approved by the Local Planning Authority, and no such walls or fences shall be erected until such details have been approved.

Reason: The application was submitted in outline only, and the above details are required to enable the Local Planning Authority to assess the standard and overall design concept of the proposed development. Implementation of such landscaping scheme as may be approved and restriction of intrusion into open areas is required in the interests of the visual amenities of the estate.

Delete 1 line

4 Before any other development is commenced the highway improvements and new roundabout shown on the approved plans shall be constructed to the reasonable satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory access arrangements are provided to serve the development.

5 The submitted landscaping scheme shall make provision for substantial planting around the periphery of the site in accordance with the principles shown on Drawing No. 500/4, accompanying the application and the requirements of the approved Development Brief, and shall include details of acoustic bunding designed to protect the amenities of the dwelling known as "Bervor". The approved scheme of acoustic bunding shall be provided before any building is occupied.

Reason: To safeguard the visual amenities of the locality, and integrate the development within the landscape and to protect the amenities of the nearby dwelling.

6 Before any development is commenced the applicants shall submit to and have had approved in writing by the Local Planning Authority plans and details showing the proposed zoning of the site and locations of all proposed users, together with the internal road layout to demonstrate that the development has been formulated so as to provide protection to the amenities of the dwelling "Bervor" adjacent to the site, in terms of noise and disturbance.

Reason: To ensure a satisfactory development and safeguard the amenities of the adjoining dwelling.

7 The final layout shall provide for road connection(s) with the adjoining land to the west.

Reason: To ensure that provision can be made for co-ordinating development in future should the need arise.

8 Before any development is commenced on site access shall be provided via an improved roundabout at Wardentree Lane/West Marsh Road in accordance with details to be approved in writing ~~to~~ by the Local Planning Authority.

Reason: To provide adequate access via the existing highway network.

9 There shall be no other means of vehicular access from the site to West Marsh Road and/or Wardentree Lane.

Reason: In the interests of road safety.

10 Before any development is commenced the 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.

11 No ~~dwelling~~ building? 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.

Different reason to original. Is this OK? OK.

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.

12 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 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 XXXXXXXXXXXXXXXXXXXX~~

* The final layout should make suitable provisions for cyclists.

~~The determined plans are:-~~

NB Renewal no need.

Director of Housing and Planning Services
30 JUL 1999

H14/0416/99

~~STD~~ 30/7.

* 13 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the LPA.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site.