



Town and Country Planning Act 1990

Planning Permission

Reference: H14/0722/96

Received: 10-SEP-96 Type: PERMISSION RENEWAL

Name: M Parker & Sons Ltd
St Johns Road
Spalding
Lincs

Agent: M Parker & Sons Ltd
St Johns Road
Spalding
Lincs

Description: Commercial and Industrial Development
(Renewal of H14/0701/93)

Location : Wardentree Lane Pinchbeck
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 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.
 - 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. 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 dwellings, shall be provided before occupation of the respective dwellings. 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 in writing 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.

- ✓ 3 The access to this site shall be via the two existing access points on Wardentree Lane which incorporate right turn lanes. No new vehicular or pedestrian access shall be formed onto Wardentree Lane.

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.

- X 4 The accesses shall prior to the commencement of development be provided with visibility splays of 4.5 metres by 120 metres.

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 Before any development is commenced the written 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.

- X 6 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 enable the position of the buildings and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- X 7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splays, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

- X 8 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 Wardentree Lane.

- X 9 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- X 10 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.

- 11 Before any development is commenced the written approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 12 The land uses of the site shall be as shown on the Enterprise Park and Industrial Area Development Brief Map, as attached to the decision notice, and the development shall be in full accordance with the approved Development Brief.

Reason: In the interests of amenity and the proper planning of the area.

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.

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

Director of Housing and Planning Services
20-JUN-97 H14/0722/96

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.

PREPARE/CHECK DRAFT DECISION ONLY
DO NOT ISSUE AWAITING 106

OK to
ISSUE - phone call
from Paul Preston
(given to P. Preston 20/6)

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Commercial and Industrial Development
(Renewal of H14/0701/93)

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

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 - (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 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.
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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.

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The accesses shall prior to the commencement of development be provided with visibility splays of 4.5 metres ^{by} and 120 metres.

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- (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.

- 6 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 enable the position of the buildings and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

- 7 Before any other part of the development hereby permitted is commenced, the junction of the estate road with the existing public highway shall be constructed for at least 60 metres into the site, to the satisfaction of the Local Planning Authority.

Reason: To ensure that the land required for the access, including the visibility splay, is not used or developed for purposes that would prejudice the development of the backland and to ensure that vehicles can park clear of the public highway, in the interests of amenity and road safety, while the development is being carried out.

- 8 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 Wardentree Lane.

- 9 Before the building is commenced to be used adequate motor vehicle turning space shall be provided on the site to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

- 10 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.

Is this
OK?
Is this instead
of new standard
C2a reason?
OK

X

- X 11 Before any development is commenced the ^{Written} approval of the Local Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of highway surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.

Reason: To ensure that highway surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.

- 15 this OK 3/11 X
12 The land uses of the site shall be as shown on the Enterprise Park and Industrial Area Development Brief Map 2, ^{as attached to the Decision Notice} and the development shall be in full accordance with the approved Development Brief.

Reason: In the interests of amenity and the proper planning of the area.

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.

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

30-MAY-97

Checked ... SAS 3/6 ...

Authorised to issue (inc Delegation) P.P. 18/6 ..

Remember attached Dev Brief ✓ done 20/6 checked with DRE.

Awaiting 106 - Do not send. ~~sent~~ Sent to Paul Preston 20/6

Did we ought to mention the plans rec'd 10.9.96.

NB: Could you
Please list
correct conds.
on check sheet.
Operators not
always sure of
typing whole conds

This has been checked against previous decision & not other report.