

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0863/98

Received: 01-SEP-98

Type: PERMISSION RENEWAL

Name: Elsom's Seeds Ltd
c/o Brian Barber Associates
3 Albion Place
Northampton
NN1 1UD

Agent: Brian Barber Associates
3 Albion Place
Northampton
NN1 1UD

Description: Industrial development (renewal of H14/0953/95)

Location : Land off 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 with land use zonings.
 - 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;

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Spalding,
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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 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 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 ten 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 development.

- 3 The landscaping scheme shall provide for a substantial planting belt along;
- (a) the Wardentree Lane frontage, and;
 - (b) the northern boundary (account will need to be taken of any Internal Drainage Board or Environment Agency by-laws).

Reason: In the interests of visual amenities and in order to reduce visual intrusion into the open countryside.

- 4 There shall be no other pedestrian or vehicular access to the site from Wardentree Lane other than via the new roundabout at the junction of Wardentree Lane and Benner Road.

Reason: In the interests of road safety.

- 5 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.

- 6 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.

- 7 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.

- 8 The final layout shall make provision for road links to land to the east and to the west.

Reason: To ensure the proper development of land.

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.

SALLY W. HAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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Council Offices,
Priory Road,
Spalding,
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Director of Housing and Planning Services
18 MAY 1999

H14/0863/98

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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Description: Industrial development (renewal of H14/0953/95)

Location : Land off Wardentree Lane Pinchbeck
Spalding Lincs

**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.

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Emmurett Agency
Internal Drainage Board or
Public Health Authority

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Director of Housing and Planning Services ✓
07 MAY 1999

H14/0863/98

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