SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H14/0917/96 Received:02-OCT-96 Type:FULL

Name: Mr N Brown
Wothorpe House
2nd Drift
Wothorpe
Stamford Lincs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Light industrial units

Location : Benner Road Wardentree Lane Ind. Estate
Pinchbeck Spalding

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 five 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 proposed units are constructed the access shall be laid out as shown on the submitted plan (Drawing no. 2597-2 received by the Local Planning Authority on 2nd October 1996) and be constructed in accordance with details to be approved in writing by the Local Planning Authority.

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.

5 Before the buildings are occupied space shall be provided within the site

**MRS SALLY WALTHAM** BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

as shown on the submitted plan (Drawing no. 2597-2 received by the Local Planning Authority on 2nd October 1996) for the loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Benner Road.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

7 There shall be no means of vehicular or pedestrian access to the permitted buildings from Shotbolt Lane.

Reason: In the interests of road safety.

The estate road in its present form would not be considered for adoption and the future maintenance will need to be determined.

Director of Housing and Planning Services
15-NOV-96 H14/0917/96

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.

**MRS SALLY WALTHAM** BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

# DRAFT PERMISSION

Reference: H14/0917/96 Received:02-OCT-96 Type:FULL

Name: Mr N Brown
Wothorpe House
2nd Drift
Wothorpe
Stamford Lincs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Light industrial units

Location : Benner Road Wardentree Lane Ind. Estate
Pinchbeck Spalding

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 five years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

DC Is this OK?

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before the proposed units are constructed the access shall be laid out as shown on the submitted plan (drawing no. 2597-2 received by the LPA on 2nd October 1996) and be ~~suitably~~ constructed in accordance with details to be approved in writing by the LPA.

DC XX Is this OK? X

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 XX 5 Before the buildings are occupied space shall be provided within the site as shown on the submitted plan (drawing no. 2597-2 received by the LPA on 2nd October 1996) for the

loading, unloading and parking of vehicles.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Benner Road.

6 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

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

XXX 7 There shall be no means of vehicular or pedestrian access to the permitted buildings from ~~Short~~ Shot bolt ~~Road~~. Lane.

Reason: In the interests of road safety.

8 The development hereby permitted shall be limited to business as defined in Class B1 of the Town and Country Planning Act (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: For the avoidance of doubt.

The estate road in its present form would not be considered for adoption and the future maintenance will need to be determined.

The applicant is advised to contact P.C. Eric Ashley at Lincolnshire Police Headquarters, Nettleham, Lincoln, LN5 7PH for advice regarding security.

07-NOV-96 Checked .....SAS 11/11

Authorised to issue (inc Delegation).....14/11.....