

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H14/1089/96

Received: 29-NOV-96 Type: OUTLINE

Name: Spalding & District Gymnastics Club
 84 Spalding Road
 Holbeach
 Spalding Lincs PE12 7HH

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

Description: Gymnastics training facilities

Location : Wardentree Lane Spalding
 Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to 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 written approval by the Local Planning Authority and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (i) Detailed drawings to a scale of not less than 1:100 showing the design and external appearance of the buildings, including particulars of the materials to be used for external walls and roof.

Reason: The application was submitted in outline with siting, means of access and landscaping included.

- 3 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 4 Before the access is commenced to be used the land between the existing highway boundary and the vision splays indicated on the attached plan (drawing no. H14/1089/96/1) shall be cleared of all obstructions exceeding 0.6 metres in height, and so maintained thereafter.

Reason: To reduce to a minimum the effect of the development on the safety and freedom of flow of traffic using this stretch of Wardentree Lane.

- 5 The private access road and parking areas shall be hard surfaced in accordance with details to be approved in writing by the Local Planning Authority before the building is brought into use.

Reason: To ensure unsuitable material is not deposited on the adjoining carriageway in the interests of highway safety, to ensure the parking areas are provided as shown on the submitted drawing and to reduce noise disturbance from manoeuvring vehicles.

- 6 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.

- 7 The construction of the building shall not commence until the access onto Wardentree Lane, as shown on drawing no. A/S0944/1, has been provided. The access road shall be constructed for a distance of 30 metres into the site up to the wearing course surface.

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.

- 8 The premises shall not be used at any time between the hours of 9.00 pm and 10.00 am.

Reason: To protect the amenities of this residential area.

- 9 A 1.8 metre high close-boarded fence, details of which shall have been previously submitted to and approved in writing by the Local Planning Authority, shall be erected along the eastern boundary of the site before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

- 10 The building shall be constructed to provide sound insulation against internally generated noise to ensure a maximum noise level of 40 dB LA eq 15 minutes with windows shut and other means of ventilation provided as measured at a height of 1.5 metres on any residential boundary.

Reason: In the interests of residential amenity.

- 11 All training activities shall be carried out inside the building.

Reason: In the interests of residential amenity.

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

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.

Director of Housing and Planning Services
09-JUN-97 H14/1089/96

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.

Town and Country Planning Act etc

DRAFT PERMISSION

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Agent: G R Merchant
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12A Park Road
Holbeach
Spalding Lincs

Description: Gymnastics training facilities

Location : 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.

The construction of the building

- X 2 *Is this OK?* Development shall not commence until the access onto Wardentree Lane, as shown on drawing no. A/S0944/1, has been provided. The access road shall be constructed for a distance of 30 metres into the site *upto the green course* *See*

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.

- 3 The area(s) shown on the plan accompanying the application reserved for the parking of vehicles shall be used, or be available for use, for vehicle parking at all times when the premises are in use.

Reason: In the interests of the safety and convenience of traffic using the adjacent road.

- 4 Before the access is commenced to be used the land between the existing highway boundary and the vision splay indicated on the attached plan (drawing no. H14/1089/96/1) shall be cleared of all obstructions exceeding ~~XXX~~ *done 10/16* metres in height, and so maintained thereafter.

Reason: To reduce to a minimum the effect of the development on the

Is this OK?

safety and freedom of flow of traffic using this stretch of Wardentree Lane.

- 5 The private access road and parking areas shall be ¹~~suitably~~ hard surfaced in accordance with details to be approved in writing by the Local Planning Authority before the building is brought into use. ?

Reason: To ensure unsuitable material is not deposited on the adjoining carriageway in the interests of highway safety, to ensure the parking areas are provided as shown on the submitted drawing and to reduce noise disturbance from manoeuvring vehicles.

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19-MAY-97

Checked *SAS* 20/5..

Authorised to issue (inc Delegation).....*[Signature]*

? S278 Agreement.

S278 106 Agreement.

*106 plan boards made
made 107. 1002. in done.
print notice.*

*Checked with J Berner
OK to issue 16/6.*