

Town and Country Planning Act 1990

Planning Permission

Reference: H14/1097/97

Received: 14-OCT-97 Type: FULL

Name: John Nickols
 'Two Hoots'
 Wardentree Lane
 Pinchbeck
 Spalding Lincs

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

Description: Change of use from agriculture to compound for
 plant hire.

Location : 'Two Hoots', 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 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 The leylandii hedge located at the front of the site (southern boundary) shall be retained and maintained at a height of not less than 3 metres for as long as the plant hire business is in operation.

Reason: In the interests of visual amenity.

- 3 The two earth bunds shall be constructed on the site in the position, height, spread and profile shown on the submitted drawings before the plant hire compound comes into operation. Before the bunds are constructed detailed cross-sections shall be submitted to and approved in writing by the Local Planning Authority showing the various layers of spoil and earth to be used to provide a foundation and a planting surface for a landscaping scheme.

Reason: In the interests of visual and residential amenity.

- 4 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.

- 5 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 10 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.

- 6 The plant hire business shall be restricted to the 550 sq metre compound outlined in red on the application plan.

Reason: To minimise the disruption to the free flow of traffic on Wardentree Lane, in the interests of highway safety.

- 7 Before the use of this area is commenced, the existing access shall be improved to provide a 10 metre radii tangential to the nearside carriageway edge of Wardentree Lane and it shall be suitably hardened for a distance of 15 metres into the site in accordance with details to be submitted to and 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.

- 8 The use hereby permitted shall not be operated except by the occupant of 'Two Hoots'.

Reason: In the interests of amenity.

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 requirec which would alter the proposal hereby permitted may need a further application for planning permission.

This permission is granted in accordance with the application submitted as revised by the amended plan (Drawing No. NICKOLS-1) received by the Local Planning Authority on 11 November 1997.

Director of Housing and Planning Services
 16-JAN-98 H14/1097/97

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

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Description: Change of use from agriculture to compound for
plant hire.

Location : 'Two Hoots', Wardentree Lane Pinchbeck
Spalding Lincs

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 The leylandii hedge located at the front of the site (southern boundary)
shall be retained and maintained at a height of not less than 3 metres for
as long as the plant hire business is in operation. α

Reason: In the interests of visual amenity.

- 3 The two earth bunds shall be constructed on the site in the position,
height, spread and profile shown on the submitted drawings before the plant
hire compound comes into operation. Before the bunds are constructed
detailed cross-sections shall be submitted to and approved in writing by
the Local Planning Authority showing various layers of spoil and earth to
be used to provide a foundation and a planting surface for a landscaping
scheme. (L.A.)

Reason: In the interests of visual and residential amenity.

- 4 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.

- 5 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 ¹⁰ 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.

- 6 The plant hire business shall be restricted to the 550 sq metre compound outlined in red on the application plan.

Reason: To minimise the disruption to the free flow of traffic on Wardentree Lane, in the interests of highway safety.

- 7 Before the use of this area is commenced, the existing access shall be improved to provide a 10 metre radii tangential to the nearside carriageway edge of Wardentree Lane and it shall be suitably hardened for a distance of

- ✓ 15 metres into the site in the accordance with details to be approved. *Submitted to and agreed in writing by the LPA*

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 use hereby permitted shall not be operated except by the occupant of 'Two Hoots'.

Reason: In the interests of amenity.

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.

15-JAN-98

Checked *15/1/...*

Authorised to issue (inc Delegation)... *16/1/...*

SWS Amended plan and on 11 Nov 97 ✓

SWS [Signature]

15-1-98