SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0345/97 Received:26-AUG-97 Type:OUTLINE

Name: Jerone Properties Ltd
Century House
Halkin Street
Leicester
LE4 5JX

Agent: Derek Morris Architects
7 Malt Kiln Road
Fenton
Lincoln
LN1 2EW

Description: Restaurant/Public House/Hotel and Petrol Filling Station with associated parking, service areas and access.
Location : Holbeach Road (Junction of A16/A151) South East Quadrant 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 No development shall take place on the site until a ghost island right turn lane has been provided on the A151 (Holbeach) Road to the reasonable satisfaction of the Local Planning Authority, in accordance with details to have previously been submitted to and approved in writing by the Local Planning Authority, or a legally binding arrangement for the construction of this feature have been entered into, and details of this arrangement have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

3 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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 roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

SOUTH HOLLAND DISTRICT COUNCIL

4 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 ten 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.

5 There shall be no means of vehicular or pedestrian access to any of the permitted buildings from the A16 Trunk Road.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of trunk road.

6 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 the A151 Holbeach Road.

7 Before any of the buildings are 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.

8 The access centre line shall be a minimum of 70 metres from the outer prescribed edge of the A16 roundabout.

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

9 Visibility splays of 4.5 metres x 215 metres to the east and 4.5 metres x 70 metres to the west shall be provided at the site access and kept clear of any obstruction over 0.6 metres in height above the adjoining carriageway edge, all to the satisfaction of the Local Planning Authority.

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.

10 No construction shall commence on any building until a satisfactory access is provided from the A151 in accordance with details of the construction of that access to be submitted to and approved in writing by the Local Planning Authority.

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

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

Reason: To provide a safe and adequate access for both construction and operational traffic, in the interests of highway safety.

11 Prior to the occupation of any of the buildings, a scheme of lighting in respect of the access and parking areas shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of security, amenity, visual amenity and highway safety.

12 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

13 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: In the interests of visual amenity.

14 Prior to the occupation of any of the buildings, a child proof fence shall be erected along the common boundary of the site with the A16 (Trunk) Road in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and security.

15 No part of the land outside the building(s) shall be used for the deposit, storage or display of any goods or materials or other items.

Reason: To safeguard the amenities of the locality.

16 Before the occupation of any of the buildings, full details shall be submitted to and approved in writing by the Local Planning Authority of the construction and surfacing of the car parking areas.

Reason: In the interests of amenity and visual amenity.

17 Before the commencement of development, boundary screening to ensure adequate attenuation of noise emanating from the site shall be provided to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the

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Local Planning Authority.

Reason: In the interests of residential amenity.

18 Before the commencement of development, details of fume extraction/ arrestment shall be submitted to and approved in writing by the Local Planning Authority. Such measures as shall be agreed in writing with the Local Planning Authority shall be undertaken to the reasonable satisfaction of the Local Planning Authority before the occupation of buildings to which they relate.

Reason: In the interests of residential amenity.

19 Noise from fixed plant and machinery shall not exceed a level equivalent to 45 dB LA eq 5 minutes between the hours of 2300 - 0700 hours and 50 dB LA eq 15 minutes at all times when measured at a height of 1.5 metres on the eastern residential boundary of the site.

Reason: In the interests of residential amenity.

20 There shall be no overnight parking of heavy goods vehicles on the site.

Reason: In the interests of residential amenity and to define the terms of the permission.

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.

This permission does not convey or connote in any way approval of the siting of signage shown on the submitted plans.

As the site occupies a prominent position on the A16 (Trunk Road) and on the approaches to Spalding, your attention is drawn to the expectation of this Authority that the standard of design in respect of the buildings, site layout and landscaping should be of an appropriately high standard.

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

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SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
10-FEB-98 H16/0345/97

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.

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PLEASE KEEP IN FILE

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Agent: Derek Morris Architects
7 Malt Kiln Road
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Location : Holbeach Road (Junction of A16/A151) South East Quadrant Spalding Lincs

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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 No development shall take place on the site until a ghost island right turn lane has been provided on the A151 (Holbeach) Road to the reasonable satisfaction of the Local Planning Authority, in accordance with details to have previously been submitted to and approved in writing by the Local Planning Authority, or a legally binding arrangement for the construction of this feature have been entered into, and details of this arrangement have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

3 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) 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 roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

4 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 ten 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.

5 There shall be no means of vehicular or pedestrian access to any of the permitted buildings from the A16 Trunk Road.

Reason: In the interests of the safety and freedom of flow of traffic using this stretch of trunk road.

6 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 the A151 Holbeach Road.

7 Before any of the buildings are 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.

8 The access centre line shall be a minimum of 70 metres from the outer prescribed edge of the A16 roundabout.

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

9 Visibility splays of 4.5 metres x 215 metres to the east and 4.5 metres x 70 metres to the west shall be provided at the site access and kept clear of any obstruction over 0.6 metres in height above the adjoining carriageway edge, all to the satisfaction of the Local Planning Authority.

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.

10 No construction shall commence on any building until a satisfactory access is provided from the A151 in accordance with details of the construction of that access to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide a safe and adequate access for both construction and operational traffic, in the interests of highway safety.

11 Prior to the occupation of any of the buildings, a scheme of lighting in respect of the access and parking areas shall be implemented and made operational to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of security, amenity, visual amenity and highway safety.

12 Arrangements shall be made for an archaeologist recognised by the Local Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved in writing by that authority before development is commenced. A report of the archaeologist's findings shall be submitted to the Local Planning Authority within one month of the last day of the watching brief, and shall include arrangements for the conservation of artefacts removed from the site.

Reason: The site is of archaeological interest.

13 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: In the interests of visual amenity.

14 Prior to the occupation of any of the buildings, a child proof fence shall be erected along the common boundary of the site with the A16 (Trunk) Road in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and security.

15 No part of the land outside the building(s) shall be used for the deposit, storage or display of any goods or materials or other items.

Reason: To safeguard the amenities of the locality.

16 Before the occupation of any of the buildings, full details shall be submitted to and approved in writing by the Local Planning Authority of the construction and surfacing of the car parking areas.

Reason: In the interests of amenity and visual amenity.

17 Before the commencement of development, boundary screening to ensure adequate attenuation of noise emanating from the site shall be provided to the reasonable satisfaction of the Local Planning Authority in accordance with details to be submitted to and approved in writing by the

SOUTH HOLLAND DISTRICT COUNCIL

Local Planning Authority.

Reason: In the interests of residential amenity.

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Reason: In the interests of residential amenity.

19 Noise from fixed plant and machinery shall not exceed a level equivalent to 45 dB LA eq 5 minutes between the hours of 2300 - 0700 hours and 50 dB LA eq 15 minutes at all times when measured at a height of 1.5 metres on the eastern residential boundary of the site.

Reason: In the interests of residential amenity.

20 There shall be no overnight parking of heavy goods vehicles on the site.

Reason: In the interests of residential amenity and to define the terms of the permission.

delete note JAB/Nem instruction to do

Your attention is drawn to the existence of an agreement under Section 278 of the Highways Act in respect of this development.

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.

This permission does not convey or connote in any way approval of the siting of signage shown on the submitted plans.

As the site occupies a prominent position on the A16 (Trunk Road) and on the approaches to Spalding, your attention is drawn to the expectation of this Authority that the standard of design in respect of the buildings, site layout and landscaping should be of an appropriately high standard.

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

SOUTH HOLLAND DISTRICT COUNCIL

S A Waltham

Director of Housing and Planning Services
10-FEB-98 H16/0345/97

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Town and Country Planning Act etc

DRAFT PERMISSION

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Name: Jerone Properties Ltd
Century House
Halkin Street
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LE4 5JX

Agent: Derek Morris Architects
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LN1 2EW

Description: Restaurant/Public House/Hotel and Petrol Filling Station with associated parking, service areas and access.
Location : Holbeach Road (Junction of A16/A151) South East Quadrant 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.
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Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

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Reason: In the interests of the safety and freedom of flow of traffic using this stretch of trunk road.

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Reason: So that adequate on-site motor vehicle parking facilities are provided, in the interests of the safety and convenience of traffic using the A151 Holbeach Road.

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

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Local Planning Authority.

Reason: In the interests of residential amenity.

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06-FEB-98 Checked 9/2. 9.2

Authorised to issue (inc Delegation).. 9.2.98....

9 11/2

re final decision to Highways Agency