

SALLY WALTHAM

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FILE COPY



Town and Country Planning Act 1990 Outline Planning Permission

Reference: H16/0356/01

Received: 22-MAR-01

Type: OUTLINE

Name: Swallow Homes Ltd
Retirement Benefit Scheme
Swallow House, Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Agent: Swallow Homes Ltd
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Description: Proposed public house

Location : Land West of Woolram Wygate (Wygate Park Phase 7A)
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:**

- 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:
 - (1) 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;
 - (2) The siting and design of any vehicular access to a road;
 - (3) 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.

- 3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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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.

- 4 The vehicular access shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be 5 metres.

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 Visibility splays of 2.4 metres x 45 metres shall be provided at the vehicular access and shall be maintained at all times.

Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of highway safety.

- 6 A combined cycle-way and foot-way shall be provided to connect the public house to the cycle-way/foot-way to the east of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority before commencement of any development and the works completed prior to the opening of the public house.

Reason: To ensure the provision of adequate means of access for pedestrians and cyclists.

- 7 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.

- 8 Adequate space shall be provided within the curtilage of the site for parking and manoeuvring of delivery vehicles.

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

- 9 Noise from fixed plant and machinery shall not exceed a level equivalent to 35 dB LA eq 5

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minutes as measured at a height of 2 metres on any residential boundary.

Reason: To safeguard the amenities of future householders.

- 10 The submitted landscaping details shall include provision for acoustic screen fencing having a height of not less than 1.8 metres along the western and southern boundaries of the proposed car park. Such fencing as may be approved shall be erected prior to the building being brought into use and shall thereafter be retained.

Reason: To safeguard the amenities of future householders.

The determined plans are:-

Dwg no. SP/01-A received 22 March 2001.

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.

Details submitted to comply with Condition 2 above should include:

- (i) Full details and specifications of fume extraction and ventilation equipment to serve cooking facilities;
- (ii) Details of internal layout and construction to ensure nearby homes are protected from any internally generated noise, including an acoustic assessment, and;
- (iii) External design and details of boundary treatment aimed at minimising the scope for nuisance to nearby homes caused by departing customers.

Director of Housing and Planning Services
29 JUN 2001

H16/0356/01

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

Reference H16/0356/01

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Description: Proposed public house

Location : Land West of Woolram Wygate (Wygate Park Phase 7A)
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: The application was submitted in outline only.

- 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 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.

- 4 The vehicular access shall incorporate ^{7.5}~~XXXX~~ metres radii tangential to the nearside edge of the carriageway of the road to which access is to be achieved; and the effective width of the access at the inner tangent points shall be ⁵~~XXXX~~ metres.

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

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Reason: To ensure that drivers of vehicles have adequate vision distances when emerging from the access onto the public highway, in the interests of highway safety.

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minutes as measured at a height of 2 metres on any residential boundary.

Reason: To safeguard the amenities of future householders.

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Reason: To safeguard the amenities of future householders.

The determined plans are:-

Drawing no
A SP/01-A --- 22/3/02

X
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Director of Housing and Planning Services

25 JUN 2001

Sal
27/6.

H16/0356/01

Mr 27/6.