SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0444/97 Received:15-AUG-97 Type:OUTLINE

Name: Swallow Homes Ltd Retirement Benefit Scheme, c/o 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 (known as Wygate Park - adjacent to Phase 7A) Spalding

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 appoval 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.

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.

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)

SOUTH HOLLAND DISTRICT COUNCIL

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 road safety.

6 No building to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

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.

7 A footway/cycleway connection shall be provided to the cycleway to the east before the building is occupied, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide access facilities for pedestrians and cyclists.

8 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.

9 Adequate turning space shall be provided within the site for delivery vehicles in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

10 Noise from fixed plant and machinery shall not exceed a level equivalent to 35 dB LA eq 5 minutes as measured at a height of 2 metres on any residential boundary.

Reason: To safeguard the amenities of future householders.

11 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.

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

Reason: To safeguard the amenities of future householders.

12 The internal layout and construction of the building shall be such as to afford protection to proposed nearby dwellings from internally generated noise.

Reason: To safeguard the amenities of future householders.

13 The details submitted under Condition 2 above shall include full details and specification of fume extraction/filtration to serve any cooking facilities.

Reason: To safeguard the amenities of proposed householders.

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
08-OCT-97 H16/0444/97

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.

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0444/97 Received:15-AUG-97 Type:OUTLINE

Name: Allison Homes
(Swallow Homes Ltd)
Banbury Close
XX West Elloe Avenue
Spalding Lincs PE11 2BS

Agent: Allison Homes
(Swallow Homes Ltd)
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Description: Proposed Public House

Location : Land west of Woolram Wygate (known as Wygate Park - adjacent to Phase 7A) Spalding

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.
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Reason: As required by Section 92 of the Town and Country Planning Act 1990.

X 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) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Is this OK?

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 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.

Is this OK? ✓

4 The vehicular access shall incorporate ~~XXXX~~ 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 ~~XXXX~~ 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 road safety.

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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 safeguard the amenities of future householders.

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Reason: To safeguard the amenities of future householders.

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Reason: To safeguard the amenities of future householders.

Is this OK? ?

13 The details submitted under Condition 2 above shall include full details and specification of fume extraction/filtration to serve any cooking facilities.

Reason: To safeguard the amenities of proposed householders.

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07-OCT-97 Checked SAS 7/10

Authorised to issue (inc Delegation) DR 8/10

Close to terminal date

Does siting & means of access need putting on description? NO.

DR.