FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0457/95 Received:03-MAY-95 Type:OUTLINE

Name: R Turner
Barrier Bank
Spalding
Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding, Lincs

Description: Truckstop with overnight parking, fuel sales and restaurant facilities
Location : Barrier Bank 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 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 buildings required for the truckstop, including particulars of the materials to be used for the external walls and roofs.
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.
(3) The hardsurfacing, construction and layout of parking and manoeuvring areas.

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.

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: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The layout, design, advertising and directional signage shall be appropriate to the development of the site as a truckstop and shall clearly distinguish the use from other roadside service facilities.

Reason: To define the proposed development and because the access serving the site is unsuitable to serve the level of traffic which would be generated by any additional traffic over and above that generated by the permitted use.

5 The development shall not be commenced unless and until the existing access between the land to which the application relates and the trunk road currently under construction is permanently closed to the satisfaction of the Secretary of State for Transport.

Reason: To ensure the A16 Spalding to Sutterton Improvement continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980 and satisfy the reasonable requirements of road safety on that road.

6 Before any reserved matters are submitted a noise assessment under the provisions of British Standard 4142: 1990, shall be carried out in relation to the proposed site operations and any ameliorative measures, such as bunding or electric hook up points, shall be shown as part of the reserved matters submission if shown to be necessary.

Reason: To ensure that the operation of the site is not intrusive in relation to the noise generated on the by-pass.

7 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992, no advertisements shall be displayed without the express consent of the Local Planning Authority.

Reason: To safeguard the amenities of the locality and to ensure that the content of any advertisements is appropriate for the development.

8 The proposed use shall not commence until an approved system of street lighting has been installed on the sites frontage within the A1073.

Reason: In the interests of the safety of traffic entering and leaving the site in the hours of darkness.

9 There shall be no means of vehicular (or pedestrian) access to the permitted building from the new trunk road.

Reason: In the interests of road safety.

The advertising of the site is important to ensure that the site is 'marketed' as a truck stop and does not encourage other road users to visit the site.

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

The landscaping and bunding of the site should be designed to soften its appearance from all directions. Owing to the size of the site it may be necessary to landscape within the site rather than just the periphery in order to secure this aim using semi mature trees.

The details required in Condition No. 2(iii) relating to the layout of the parking and manoeuvring areas should also include lighting details.

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
04-AUG-95 H16/0457/95

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: H16/0457/95 Received:03-MAY-95 Type:OUTLINE

Name: R Turner
Barrier Bank
Spalding
Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding, Lincs

Description: Truckstop with overnight parking, fuel sales and restaurant facilities
Location : Barrier Bank 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.

2 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 siting, design and external appearance of buildings required for the truckstop, including particulars of the materials to be used for the external walls and roofs.
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.
(3) The hardsurfacing, construction and layout of parking and manoeuvring areas.

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.

14 The layout, design, advertising and directional signage shall be appropriate to the development of the site as a truckstop and shall clearly distinguish the use from other roadside service facilities.

Reason: To define the proposed development and because the access serving the site is unsuitable to serve the level of traffic which would be generated by any additional traffic over and above that generated by the permitted use.

15 The development shall not be commenced unless and until the existing access between the land to which the application relates and the trunk road currently under construction is permanently closed to the satisfaction of the Secretary of State for Transport.

Reason: To ensure the A16 Spalding to Sutterton Improvement continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980 and satisfy the reasonable requirements of road safety on that road.

16 Before any reserved matters are submitted a noise assessment under the provisions of British Standard 4142: 1990, shall be carried out in relation to the proposed site operations and any ameliorative measures, such as bunding or electric hook up points, shall be shown as part of the reserved matters submission if shown to be [redacted] necessary.

Reason: To ensure that the operation of the site is not intrusive in relation to the noise generated on the by-pass.

17 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992, no advertisements shall be displayed without the express consent of the Local Planning Authority.

Reason: To safeguard the amenities of the locality and to ensure that the content of any advertisements is appropriate for the development.

18 The proposed use shall not commence until an approved system of street lighting has been installed on the sites frontage within the A1073.

Reason: In the interests of the safety of traffic entering and leaving the site in the hours of darkness.

19 There shall be no means of vehicular (or pedestrian) access to the permitted building from the new trunk road.

Reason: In the interests of road safety.

NOTES

The advertising of the site is important to ensure that the site is 'marketed' as a truck stop and does not encourage other road users to visit the site.

The landscaping and bunding of the site should be designed to soften its appearance from all directions. Owing to the size of the site it may be necessary to landscape within the site rather than just the periphery in order to secure this aim using semi mature trees.

The details required in Condition No. 2(iii) relating to the layout of the parking and manoeuvring areas should also include lighting details.

01-AUG-95 AD check.....

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

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