BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

FILE COPY

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/1111/91 Received: 13-NOV-91 Type: CONDITION COMPLIANCE

Name: Trusthorpe Garden Centre
Sutton Road
Trusthorpe
Mablethorpe
Lincs

Agent: Trusthorpe Garden Centre
Sutton Road
Trusthorpe
Mablethorpe
Lincs

Description: Landscaping for proposed nursing home

Location : Land off London Road Little London
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

B Smith.

Director of Planning and Building Control Services
23-DEC-91

H16/1111/91

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.

Drgs
23/12

CONDITION COMPLIANCE APPLICATION

4 COPIES OF FORM AND PLANS REQUIRED

For office use only
Application No. H16/1111/91
Date registered 13 NOV 1991
Grid reference

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Trusthorpe Garden Centre
Sutton Road
Trusthorpe
Mablethorpe
Lincs

Tel. No. M.A.B. 78191

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Land off London Road, Little London, Spalding

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H16/0392/91

Please complete

I attach the necessary plans and apply for approval as described below

Signed ..... Date .....

Please complete the section below.

This form is for approval of additional details. For approval of reserved matters you should not use this form — ask for Planning Application forms.

If a condition restricts activity in some way, and you wish to remove that restriction, you should not use this form — ask for Planning Application forms.

If a condition requires activity to be carried out in a certain way, you do not normally need to apply for approval, unless the condition specifically requires it.

2. The application is for approval of details required by a condition (✓) ☐

State which details are submitted

Landscaping

State drawing no's relating to the current submission

State condition no. under which this application is required

2

OFFICE USE ONLY

533730 331340 Site 11

Checking Officer:

	Yes	No
Application Acceptable	☑	☐
Consult Required	☐	☑
Enclosures Required		

ADMIN

Date Consult Sent

.....

Notes:

Signature ..... Date .....

Case Officer:

Notes:

	Yes	No
Condition Compliance Details Finally Accepted	☑	☐

Details Accepted if different from Box 2:

Signature ..... Date 9-12

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H16/0392/91

DATE RECEIVED : 2 5 91

APPLICANT : Broadgate Builders
Broadgate
Weston Hills
Spalding
Lincolnshire

AGENT : Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

TYPE : Full GRID REF : 523730 321260

DESCRIPTION : Erection of 66 bedroom nursing home

LOCATION : Land off London Road, Little London, Spalding

The South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the carrying out of the development in accordance with the application and plans submitted, subject to 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 41 of the Town and Country Planning Act 1971.

2 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 by the Local Planning Authority.

Reason: In the interests of visual amenity.

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.

Cont/...

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
PRIORY ROAD, SPALDING, LINCOLNSHIRE. PE11 2XE. TELEPHONE: SPALDING 761161

Cont/...
H16/0392/91

4 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 Protection of trees during site operations - prior to development being commenced all trees being retained on the site shall be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1,200 mm high consisting of chestnut paling firmly secured top and bottom to line wires fixed to fencing posts maximum 2.0 metres apart. Such fencing shall be properly maintained throughtout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during the development.

6 Protection of trees during site operations - under no circumstances shall any material, machinery, tools, fuel etc be stored nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which have necessitated pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever. When such services have been inserted in the trenches the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig within the fenced areas.

Reason: To safeguard the trees during the development.

7 Within the vicinity of trees to be retained, and at least to the outer edge of the trees' canopies, any foundations for the proposed access road or footpath shall be dug by hand tools.

Reason: To safeguard the trees during development.

8 No existing tree, shrub or hedge shall be topped, lopped, felled or uprooted without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity.

9 The layout of the site and access arrangements shall be laid out in accordance with the revised plan (drawing number 91373.T.01, dated 7 August 1991).

Reason: To ensure satisfactory access, parking and turning arrangements such that a minimum of interferance is occasioned to the safety and free flow of trunk road traffic.

10 Within three months from the date of this permission the applicants shall submit to the Local Planning Authority for approval a scheme for close boarded fencing along the boundary of the site with dwellings on Campbells Close for such part of that boundary where the access road is 2m distant, and such fencing shall be erected to the satisfaction of the Local Planning Authority before the nursing home is occupied and brought into use.

Cont/...

Cont/...
H16/0392/91

Reason: In the interests of safeguarding the amenity of properties on Campbells Close.

District Planning Officer
7 August 1991

NOTES

1 This permission is granted in accordance with the application submitted as revised by the amended plans (re: layout and access road, drawing no. 91373.T.01), received by the Local Planning Authority on 7 August 1991.

2 Your attention is drawn to the existance of a Group Tree Preservation Order (Spalding) No. 46 on the site.



TRUSTHORPE GARDEN CENTRE

SUTTON ROAD,
TRUSTHORPE,
MABLETHORPE,
LINCS.
Tel. MAB.78191

VAT No. 357 872 643

6th November, 1991

D.C.
13 NOV 1991
1111/91

Mr. N. Midlen,
Principal Planning Officer,
South Holland District Council,
Council Offices,
Priory Road,
Spalding,
Lincs.
PE11 2XE.

Dear Sir,

H16/0392/Erection of 2-Storey Nursing Home,
Land off London Road, Little London, Spalding

Further to your letter of 22nd October, 1991 addressed to Tanglewood (Lincolnshire) Ltd., I have been requested to reply to you direct on condition no. 2 relating to the landscaping scheme. Details of the scheme are shown on the enclosed plan, and it is intended that this will commence as soon as the major site works have been completed.

The main emphasis will be to provide an immediate visual impact on the north-eastern boundary (adjacent to the new residential development) by establishing a fairly dense screen of trees and taller growing shrubs. The south-western boundary of the drive is delineated by a tall hedge and this area will therefore only be planted with a scattering of standard trees to produce a park-like effect, except in the vicinity of the car parking area where the planting will be denser.

In addition to the remainder of the planting scheme as shown on the plan, there will be a number of shrubs and herbaceous borders sited adjacent to and on all sides of the main building; details of these will be worked out at a later stage of development.

I hope this information meets your requirements.

Yours faithfully,

A. G. Rogers

Trusthorpe Garden Centre
Sutton Road
Trusthorpe
Mablethorpe
Lincs

Mr P J Udy

PJU/JK/H16/1111/91

9 December, 1993

Dear Sir

Landscaping for Proposed Nursing Home for Tanglewood, London Road, Little London, Spalding

The site has recently been visited in relation to your most recent landscaping scheme for the bungalow development on this site.

During that inspection, it was noticed that the long fenced boundary to the north east of the site bounding the bungalows is not as heavily planted as shown on the approved landscaping scheme. There are also other minor discrepancies elsewhere on the site, but I consider this boundary is the most sensitive and I therefore request that you extend the planting along it so that it accords with the approved plan.

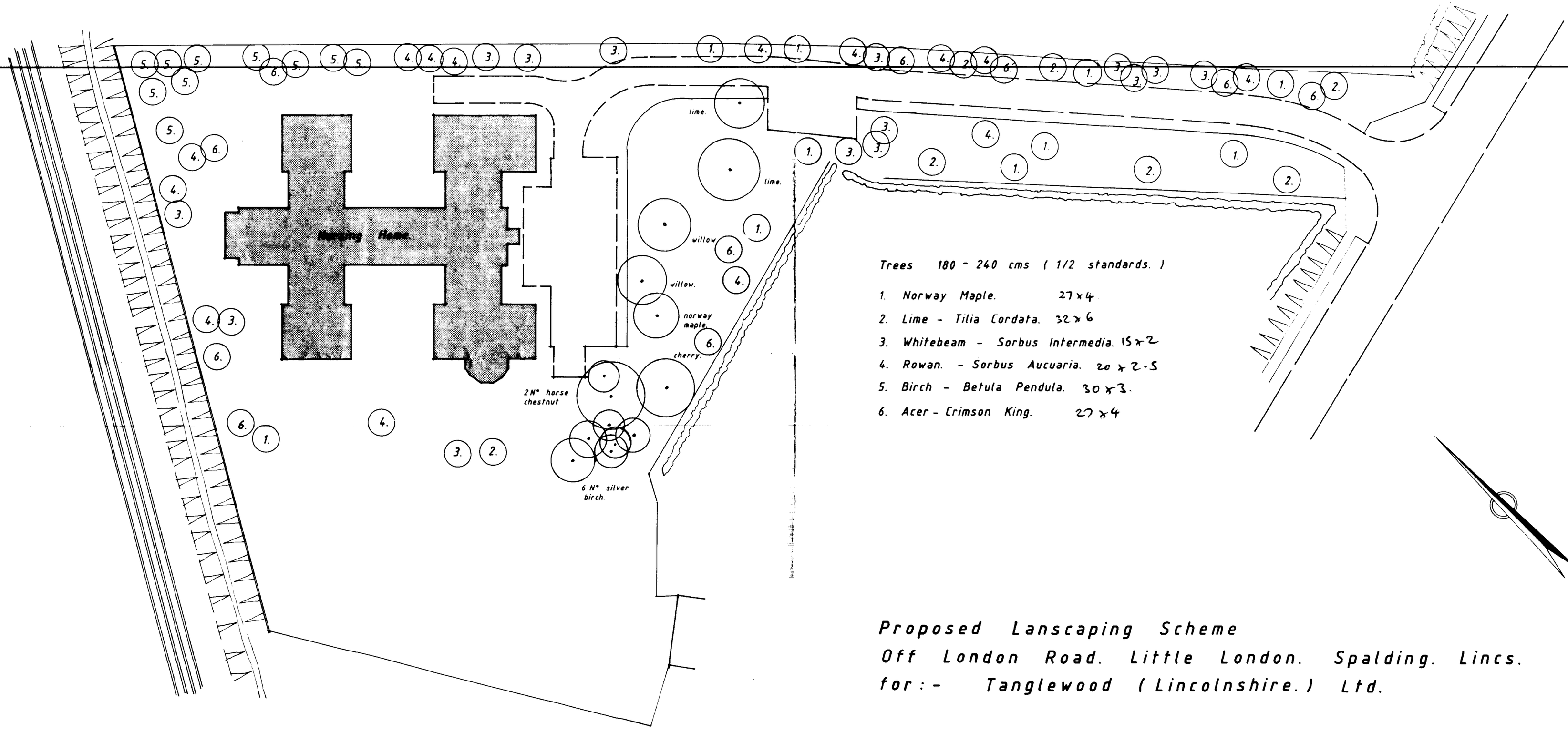
Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

N. B.

Trees on the North - East boundary are to be interplanted with shrubs as below :-

Amelanchier Canadensis.	Berberis Spp
Cornus Spp (Dogwood.)	Eleagnus Spp
Euonymus Spp (Spindle.)	Philadelphus Spp
Prunus Pissardii Nigra.	Buddleia Spp



Trees 180 - 240 cms (1/2 standards.)

1. Norway Maple. 27 x 4
2. Lime - Tilia Cordata. 32 x 6
3. Whitebeam - Sorbus Intermedia. 15 x 2
4. Rowan. - Sorbus Aucuaria. 20 x 2·5
5. Birch - Betula Pendula. 30 x 3.
6. Acer - Crimson King. 27 x 4

Proposed Lanscaping Scheme
Off London Road. Little London. Spalding. Lincs.
for :- Tanglewood (Lincolnshire.) Ltd.

Trusthorpe Garden Centre.
November 1991.