SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0268/96 Received:22-MAR-96 Type:FULL

Name: Mr T Griffith
Priory Cottage
Broadgate
Sutton St James
Spalding Lincs

Agent: Broadgate Exclusive Homes Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Erection of store/warehouse

Location : Adj. Priory Cottage, Broadgate Sutton St James
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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 91 of the Town and Country Planning Act 1990.

2 Within three months of the date of this permission, details of additional tree planting on the site, including position, planting height and species, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the rural locality.

3 The approved scheme of landscaping shall be carried out in its entirety within a period of two years from the date of this permission. 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.

4 Within three months of the date of this permission, details of screening along the north-eastern boundary, including details of type, height and position, shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be put into effect within three months of the date of its approval.

Reason: To safeguard the residential amenity of future occupiers of the adjoining dwelling.

5 The lorry parking/turning area and visitors parking area shall be

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)

provided in accordance with the plan accompanying the application (drawing no. 94028-03b received by the Local Planning Authority on 22 March 1996). They shall thereafter be available for use at all times.

Reason: So that adequate on-site loading/unloading facilities are provided in the interests of the safety and convenience of traffic using Broadgate.

6 The vehicular entrance and exit shall incorporate 7.5 metres radii tangential to the nearside edge of the carriageway of Broadgate; and the effective width of the access at the inner tangent points shall be 6 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.

7 Within three months of the date of this permission, more precise details of surfacing, including type of material and time scale of provision shall be submitted to the Local Planning Authority. Such a scheme as approved shall thereafter be implemented strictly in accordance with the approved details within three months of such approval.

Reason: To ensure a satisfactory development and also the provision of adequate facilities for safe entrance and exit of vehicles calling at the site, in the interests of road safety.

8 Visibility splays of 2.4 metres x 120 metres shall be provided at the access points and maintained thereafter, to the reasonable satisfaction of the Local Planning Authority.

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

9 The use of the site shall be restricted purely to the storage and/or distribution of agricultural/horticultural produce.

Reason: Planning permission has been granted due to the special circumstances of this case. This condition is therefore imposed to enable the Local Planning Authority to assess whether any other use would be acceptable on policy, amenity and/or highway grounds.

The 'potential store' shown on the plan accompanying the application does not form part of this approval, separate planning permissions would therefore be required for it.

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SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
20-JUN-96 H2070268/96

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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Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Erection of store/warehouse

Location : Adj. Priory Cottage, Broadgate Sutton St James
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

X 1 Time Limit (Full)

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Reason: In the interests of the visual amenities of the rural locality.

3 The approved scheme of landscaping shall be carried out in its entirety within a period of two years from the date of this permission. 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.

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SCAN 11/6

11-JUN-96 AD check..... 13/6.

Authorised to issue (inc Delegation)..... 13/6..