FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0208/03 Received: 24-FEB-03 Type: OUTLINE

Name: Mr P Higgins
Yew Lodge
Hallgate
Gedney
Spalding Lincs

Agent: Mr P Higgins
Yew Lodge
Hallgate
Gedney
Spalding Lincs

Description: Use of land for the erection of showroom and associated works (siting committed)

Location : Hallgate Gedney

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.

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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 Within 3 months of the date the building hereby permitted is occupied, the existing showroom and associated buildings on the site shall be demolished and rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit development in the countryside. The proposed development is a replacement showroom and this condition is imposed as it is not considered that a departure from that policy is warranted.

5 Adequate space shall be retained within the curtilage of the site at all times for the parking, loading, unloading and manoeuvre of all vehicles expected to call at the site at any one time.

In the interests of the safety and freedom of flow of traffic on B1359 Engine Dyke.

6 Concurrent with the opening of the new access onto Engine Dyke, the Green Dyke access to the existing premises shall be permanently closed.

Reason: To prevent further use of Green Dyke by vehicles visiting the applicant's business.

7 No part of the land outside the building(s) shall be used for the deposit, storage or display of any goods or materials or other items.

Reason: To safeguard the amenities of the locality.

8 Before any development is commenced, a scheme to provide screen walls or fences, including

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details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

9 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

Note(s):

The determined plans are:
Dwg. no. CH0043-02 received 24 February 2003.

Head of Planning & Development
22 MAY 2003 H06/0208/03

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H06/0208/03 Received: 24-FEB-03 Type: OUTLINE

Name: Mr P Higgins
Yew Lodge
Hallgate
Gedney
Spalding Lincs

Agent: Mr P Higgins
Yew Lodge
Hallgate
Gedney
Spalding Lincs

Description: Use of land for the erection of showroom and associated works (siting committed)

Location : Hallgate Gedney

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 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 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 Within 3 months of the date the building hereby permitted is occupied, the existing showroom and associated buildings on the site shall be demolished and rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit development in the countryside. The proposed development is a replacement showroom and this condition is imposed as it is not considered that a departure from that policy is warranted.

5 Adequate space shall be retained within the curtilage of the site at all times for the parking, loading, unloading and manoeuvre of all vehicles expected to call at the site at any one time.

In the interests of the safety and freedom of flow of traffic on B1359 Engine Dyke.

6 Concurrent with the opening of the new access onto Engine Dyke, the Green Dyke access to the existing premises shall be permanently closed.

Reason: To prevent further use of Green Dyke by vehicles visiting the applicant's business.

7 No part of the land outside the building(s) shall be used for the deposit, storage or display of any goods or materials or other items.

Reason: To safeguard the amenities of the locality.

8 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved in writing by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

9 A single storey building only shall be erected.

Reason: To ensure that the new building is in keeping with the character of the locality.

Note(s):

The determined plans are:
Dwg. no. CH0043-02 received 24 February 2003.

Head of Planning & Development
20 MAY 2003

H06/0208/03

Beacon Council 2003-2004 Supporting the Rural Economy

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Town and Country Planning Act 1990

Refusal of Reserved Matters

COPY Earlier App

Reference: H06/0666/05 Received: 18-MAY-05 Type: RESERVED MATTERS

Name: P J H Cash & Carry
Engine Dyke
Gedney Dyke
Spalding
Lincs

Agent: Cooper Architectural Design
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs PE12 7EE

Description: Proposed showroom and storage building (Outline application H06/0208/03)

Location : PJH Cash & Carry Engine Dyke
Gedney Dyke

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

1 In the opinion of the Local Planning Authority the proposed building would, by reason of its massing, commercial design and utilitarian appearance, constitute a form of development inappropriate to the open fenland landscape. Such development is considered to be unduly harmful to the character of the countryside and therefore contrary to Policies E12 and E1 of the Adopted South Holland District Local Plan, 1998. These policies are geared towards protecting the character and appearance of the countryside for its own sake and are in accordance with advice within Planning Policy Statement 7 (Sustainable Development in Rural Areas).

Note(s):

The determined plans are:
Dwg. nos. 0432-01 and 0432-02 received 18 May 2005.

Beacon Council 2003-2004 Supporting the Rural Economy

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Head of Planning & Development
26-JUL-05

H06/0666/05

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.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

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Town and Country Planning Act 1990

Approval of Reserved Matters

COPY Earlier App

Reference: H06/0553/06 Received: 24-APR-06 Type: RESERVED MATTERS

Name: P J H Cash & Carry
Engine Dyke
Gedney Dyke
Spalding
Lincs

Agent: Cooper Architectural Design
Vine House
2 Vine Street
Spalding
LIncs PE11 1AN

Description: Proposed showroom and storage building (outline application H06/0208/03)

Location : P J H Cash & Carry Engine Dyke
Gedney Dyke

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Before development is commenced details of the colour of the plasticol coated box profile steel external walling shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the building harmonises with existing development in the rural locality.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

2 Before development is commenced more precise details of the facing brick to be used on the front elevation, including manufacturer and name, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the external appearance of the building harmonises with existing development in the rural locality.
This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

3 Before development is commenced more precise details of means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in its entirety prior to the building being brought

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into use.

Reason: To ensure satisfactory drainage facilities, in the interest of the amenities of the locality. This Condition is imposed in accordance with Policy E1 of the Adopted South Holland District Local Plan which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

Reason For Approval
The proposal is in accordance with national and local policies as set out in:
Planning Policy Statement 7 - 'Sustainable Development in Rural Areas'.
Planning Policy Guidance Note 4 - Industrial, Commercial Development and Small Firms'.
Policies E1 and E12 of the Adopted South Holland District Local Plan, 1998.
Policy SG14 of the South Holland Re-Deposit Local Plan, 2005.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:
Dwg. nos. 0432-01-A and 0432-02 received 24 April 2006.

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

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 Section 21 of the Disability Discrimination Act 1991, 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.

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Head of Planning & Development
19-JUN-06

H06/0553/06

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.