SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H23/1264/00 Received: 04-DEC-00 Type: FULL

Name: Mr G Laming
Crossways
Hurdletree Bank
Whaplode
Spalding Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of redundant farm building to Class B1 (Business) use, plus associated car parking.

Location : Crossways Hurdletree Bank
Whaplode 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 Before development is commenced details of acoustic screening between the car park and "Field House" shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented before the use is commenced.

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

3 The premises shall not be used outside the following times; namely:
7am to 9pm on Mondays to Fridays inclusive.
7am to 6pm on Saturdays.
8am to 1pm on Sundays.

Reason: In the interests of the residential amenities of the locality.

4 Development shall not be commenced on site until two passing places have been provided on Hurdletree Bank (between the site entrance and the junction with the B1165) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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Reason: To ensure provision of safe and adequate means of vehicular access to the permitted development, to avoid excessive reversing manoeuvres within the public highway and to avoid deterioration of and damage to the carriageway edge and the highway verges of Hurdletree Bank.

5 Before the use is commenced visibility splays of 2.4 metres x 120 metres shall be provided at the access onto Hurdletree Bank in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

6 Before the use is commenced the existing access/drive and new car parking area shall be hard surfaced in accordance with details accompanying the application.

Reason: To ensure a satisfactory development, in the interests of highway safety and the appearance of the site.

7 All new brickwork shall match that existing as closely as possible in terms of colour and texture.

Reason: To ensure that the new development harmonises with that existing, in the interests of the visual amenities of the locality.

8 Before development is commenced a sample of any new roofing material shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the new roofing material harmonises with that existing, in the interests of the visual amenities of the rural locality.

9 Before development is commenced a revised landscaping scheme showing the individual species of each tree and planting relating to the acoustic screen along the eastern boundary of the site 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.

10 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

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satisfactorily.

11 The car park shall only be used for parking vehicles associated with the business units, and shall not be used for external storage.

Reason: To protect the visual quality of this open countryside site.

The determined plans are:-
Dwg nos. 058/00/01B, 02 and 03 received 23 October 2000.

You are advised that the works prescribed in Condition 4 will most likely require the completion of a Section 278 Agreement. You are therefore advised to contact the County Highways Authority regarding this matter.

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
26 APR 2001

H23/1264/00

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

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Crossways
Hurdletree Bank
Whaplode
Spalding Lincs

Agent: G R Merchant
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Spalding Lincs

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Location : Crossways Hurdletree Bank
Whaplode Spalding Lincs

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

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

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Reason: In the interests of the residential amenities of the locality.

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

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Reason: To protect the visual quality of this open countryside site.

The determined plans are:-

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You are advised that the works prescribed in Condition 4 will most likely require the completion of a Section 278 Agreement. You are therefore advised to contact the County Highways Authority regarding this matter.

SN 12 - disabled note.

Director of Housing and Planning Services
18 APR 2001

H23/1264/00

2014

CNS 23-4-01