

Town and Country Planning Act 1990

Planning Permission

Reference: H01/0421/02 Received: 19-APR-02 Type: FULL

Name: Mr R Graham
Fortune Products Ltd
The Grange Barnes
Hexton
Hitchin Herts SG5 3HX

Agent: Mr R Graham
Fortune Products Ltd
The Grange Barnes
Hexton
Hitchin Herts SG5 3HX

Description: Change of use to storage, distribution & light assembly work

Location : Fairview Farm Mill Drove
Cowbit

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 All assembly, and any industrial operations, shall be limited to business as defined in Class B1 of the Town and Country Planning (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.

- 3 The business use hereby permitted shall be operated only by the owner and/or occupant or an employee of the owner and/or occupant of No.19 Mill Drove.

Reason: The residential amenities of the occupant of that dwelling would be adversely affected by the operation of the business and this condition is imposed to safeguard against the separation of the business from the dwelling.

- 4 There shall be no commercial vehicular movements onto, off or within the site, nor any loading/unloading/mechanical materials handling between the hours of 19.00 and 07.30 Mondays to Saturdays or at any time on Sundays, Bank and Public Holidays.

Reason: To safeguard the amenities of the occupants of nearby dwellings.

- 5 There shall be no more than one delivery and one dispatch per week by way of articulated HGV's.

Reason: To safeguard the amenities of the occupants of nearby dwellings.

- 6 Before the use of the site is commenced the applicant shall erect screen fencing or walling along the northern boundary of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority and the approved fencing of walling shall thereafter be retained.

Reason: To safeguard amenities of the occupants of nearby dwellings.

- 7 The uses hereby permitted shall not be commenced until such time as a visibility splay has been formed at the frontage of No. 19 Mill Drove, on the north side of the access. The visibility splay shall be extended from a point 2.4 metres back from the carriageway edge on the centreline of the access, through the most northerly extremity of the site's frontage to Mill Drove, to the carriageway edge. The splay shall be cleared of all obstructions and be so maintained thereafter.

Reason: To ensure safe and adequate visibility for drivers of vehicles emerging from the site into Mill Drove.

The determined plans are:

Location plan received 10 April 2002.

Block plan received 28 June 2002.

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Head of Planning & Development
30 AUG 2002

H01/0421/02

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.

Town and Country Planning Act etc
DRAFT PERMISSION

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Location : Fairview Farm Mill Drove
Cowbit

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that permission has been granted (or equiv)
on the following condition(s):**

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Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 All assembly, and any industrial operations, shall be limited to business as defined in Class B1 of the Town and Country Planning (Use Classes) Order 1987; that is, the use shall be such as could be carried on or installed in the locality without detriment to the residential amenity of that locality because of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Reason: To safeguard the amenities of the locality.

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Block plan received 28 June 2002.

Head of Planning & Development
29 AUG 2002

11/08/02
29/08/02
H01/0421/02